



Broomfield Road,
Maidstone ME17 3NY
£1,500 Per Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

Nestled in the serene surroundings of Broomfield Road, Kingswood, Maidstone, this charming detached bungalow offers a perfect blend of comfort and tranquillity. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The bungalow features a spacious reception room, providing a welcoming space for relaxation and entertaining guests.

One of the standout features of this home is its three bedrooms. The layout is thoughtfully designed to maximise space and functionality, making it a delightful place to live.



A more detailed description:

The large garden is a true highlight, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. This expansive area is perfect for hosting summer barbecues or unwinding with a good book amidst nature.

Situated in a rural location, this bungalow provides a sense of escape from the hustle and bustle of city life while still being within reach of local amenities. The peaceful surroundings make it an ideal spot for those who appreciate the beauty of nature and the charm of countryside living.

In summary, this three-bedroom detached bungalow on Broomfield Road is a wonderful opportunity for anyone looking to embrace a relaxed lifestyle in a picturesque setting. With its spacious interiors and generous garden, it promises to be a delightful home for years to come.

Terms for Holding Fee

Holding Fees & Deposit

The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) = Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7 days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

- The applicant provides false or misleading information
- The applicant fails a Right to Rent Check
- The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not to let the property to them or within 7 days of the "deadline for agreement" passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant's responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the 'deadline for agreement'. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide in writing when the proposed



tenancy can be taken. This could be more or less than the 14 days outlined in the 'deadline for agreement.' Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

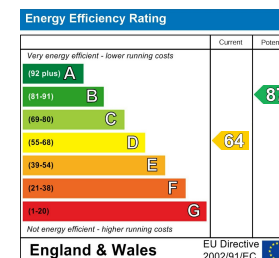
A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.







The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
enquiries@thecolesgroup.co.uk

COLES
 TOWN & COUNTRY
 VALUERS • LETTINGS & ESTATE AGENTS

Location Map

