



Cobham Close,  
Kent ME16 8QS  
£1,600 PCM

**COLES**  
TOWN & COUNTRY  
VALUERS · LETTINGS & ESTATE AGENTS

Nestled in the charming area of Cobham Close, Maidstone, Kent, this delightful detached bungalow offers a perfect blend of comfort and style. With three generously sized bedrooms, this well-presented home provides ample space for families or those seeking a peaceful retreat.

The living areas are both spacious and inviting, making them ideal for entertaining guests or enjoying quiet evenings at home. The large windows allow natural light to flood in, creating a warm and welcoming atmosphere throughout the property.



### More detailed description:

One of the standout features of this bungalow is its beautiful gardens, which offer a serene outdoor space for relaxation and recreation. Whether you wish to cultivate your green thumb or simply enjoy the fresh air, these gardens provide a perfect backdrop for outdoor living.

Conveniently located within walking distance of the town, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. This prime location ensures that you can enjoy the best of both worlds: a tranquil home environment with the vibrancy of town life just a short stroll away.

In summary, this spacious three-bedroom bungalow in Cobham Close is an exceptional opportunity for those looking for a comfortable and well-located home in Maidstone. With its beautiful gardens and large living spaces, it is sure to impress.

### 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:

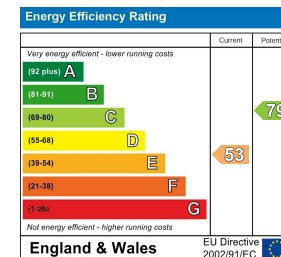
A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be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

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## Location Map

