



North Way, Penenden Heath, Maidstone,
Kent ME14 2ET
£2,500 Per Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

An immaculately kept 3/4 bedroom detached family home situated in a quiet and sought after location of Penenden Heath. To the front, you have a large front garden with off road parking for 2-3 cars as well as access to a garage perfect for storing a car or storage. Downstairs you have two large reception room and a modern fitted kitchen with all of the appliances built-in and an island perfect for entertaining whilst you are cooking. The bi-fold doors open out onto a large rear garden which benefits from a large patio where you can put your garden furniture and barbecue and is mainly laid lawn. Upstairs, you have 3/4 good sized bedrooms with the smallest of the bedrooms making perfect space for a study for all of those having to work from home.

The property has been finished to an exceptionally high standard throughout with no expense spared. It boasts plenty of natural light and character throughout with all of the special features the owner has put in and a beautiful large stained glass window to the side of the house for guests to admire.

This really is a rare opportunity to let such a beautiful house so we recommend viewing ASAP!



A more detailed description is as follows:

External Front - large front garden with off road parking for 2-3 cars and garage.

Porch

Lounge with log burner and bi-fold doors to the rear garden.

Dining area with feature fireplace.

Kitchen - modern fitted kitchen with integrated cooker, fridge freezer, washing machine and dishwasher.

It also has an island to enjoy.

Cloakroom - consists of WC and basin.

Master Bedroom - large double bedroom with built-in wardrobes.

Second bedroom - Double bedroom with built-in storage.

Third bedroom - large single bedroom.

Fourth bedroom - single bedroom/study.

Bathroom - modern fitted bathroom with freestanding bath, separate shower cubicle, WC and basin.

Rear garden - patio area and lawn. Shed.

Additional Information:

4 bedroom detached family home

Quiet and popular location

Off road parking and garage

Gas central heating

Double glazed

Council tax band - E

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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 01622 763322
 enquiries@thecolesgroup.co.uk

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Location Map

