



Allen Street,  
Kent ME14 5AH  
£1,300 PCM

COLES  
TOWN & COUNTRY  
VALUERS · LETTINGS & ESTATE AGENTS

Nestled in the heart of Maidstone, 17 Allen Street presents a charming opportunity for those seeking a delightful home. This well-presented two-bedroom detached house boasts a modern fitted kitchen, perfect for culinary enthusiasts and family gatherings alike. The spacious layout features two generous double bedrooms, providing ample space for relaxation and rest.



#### More details:

One of the standout features of this property is its prime location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable.

This home is ideal for first-time buyers, small families, or anyone looking to downsize without compromising on comfort. With its modern touches and inviting atmosphere, 17 Allen Street is a property that truly deserves a viewing. Don't miss the chance to make this lovely house your new home.

#### Terms for Holding Fee

##### Holding Deposit Information

A holding deposit equivalent to one week's rent is required to reserve this property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent  $\times 12 \div 52$

If the application is successful and the tenancy proceeds, the holding deposit will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

Provides false or misleading information

Fails a Right to Rent check

Withdraws from the property

Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

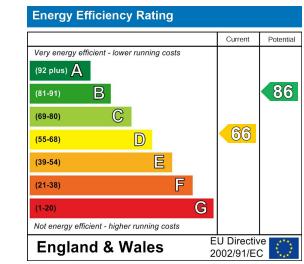
The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.

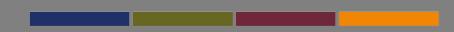








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## Location Map

