



27, Hawkes Road, Eccles, ME20 7FP
£925 PCM

About this property.....

A nicely presented, one bedroom, unfurnished first floor maisonette situated in a no through road location in Eccles. The property offers a spacious living - dining room, modern kitchen, a double bedroom with built in wardrobe and a bathroom. There is also an allocated parking space. The property is well positioned for access to the M20 and the A2 and is just a 4.5 mile drive to Snodland station offering journey times to London St Pancras in as little as 43 minutes. Regrettably, the landlord will not consider tenants with pets or those who smoke. To arrange your viewing please give us a call.

Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull. Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. Local amenities include a village shop with postal services. For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.







Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £27,750 per year

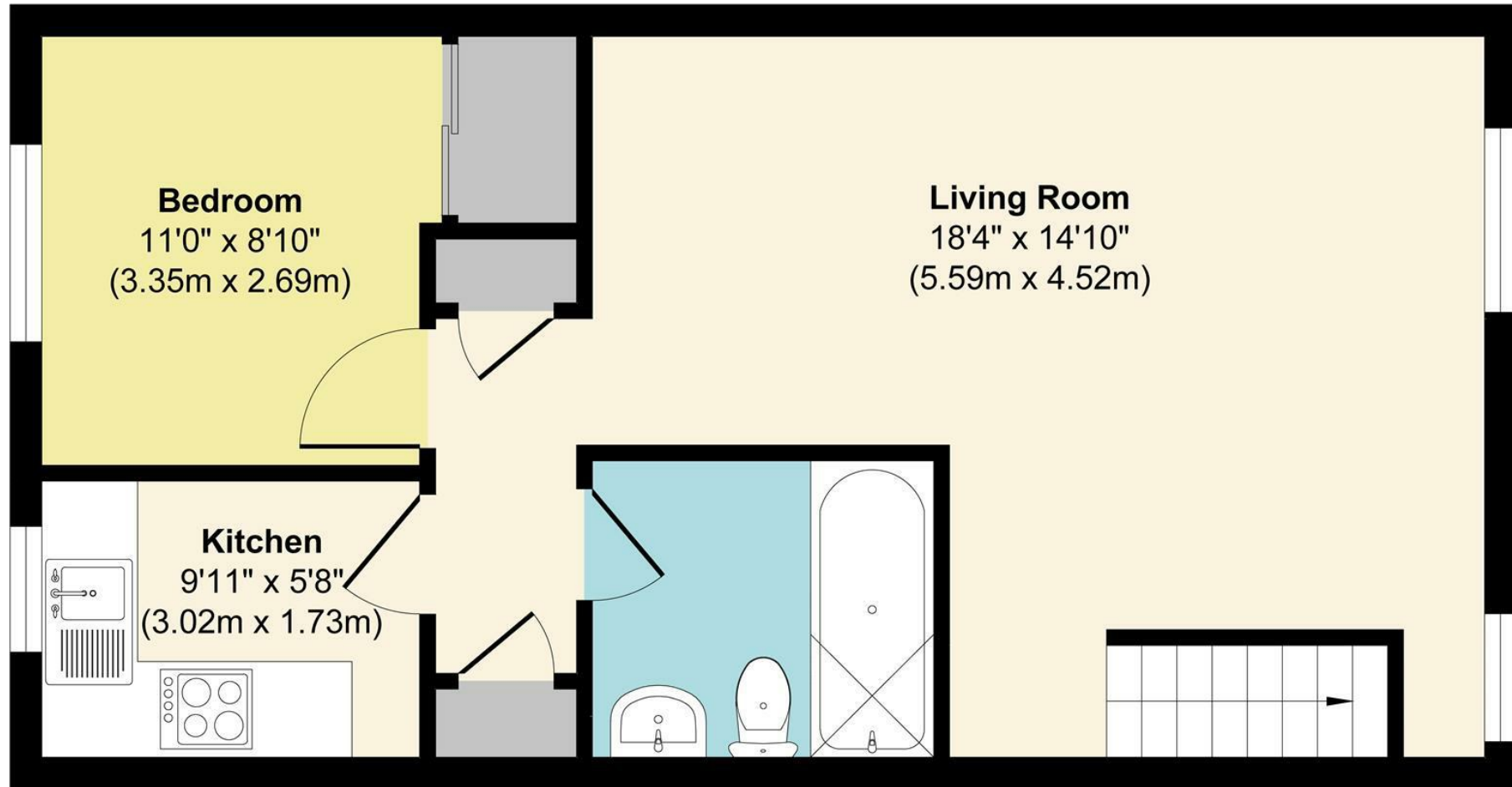
TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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First Floor
Approximate Floor Area
439 sq. ft
(40.86 sq. m)

Approx. Gross Internal Floor Area 439 sq. ft / 40.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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