



37, Essex Road, Halling, ME2 1AU
£1,400 PCM

About this property.....

Act quickly on this 3 bedroom semi-detached home in the riverside village of Halling. The accommodation is laid out over three floors with the living room, kitchen-breakfast room and shower room on the ground floor. Upstairs are two bedrooms and the bathroom and on the top floor, the bedroom has a dressing area and a cloakroom. The garden is low maintenance and is accessed via steps and there is a driveway for 1 car to the front.

The property is ideally located for access to the motorways and for commuters its just a 350m walk from Halling station that has high-speed trains to London St Pancras in as little as 48 minutes.

Regrettably the landlord will NOT ACCEPT PETS OR SMOKERS.

THE COURTYARD GARDEN IS ACCESSED VIA STEPS

Situation.....

Halling village is located on the North Downs alongside the River Medway and sits between the historic city of Rochester and the county town of West Malling. The village benefits from having its own post office, convenience store, community centre, doctors surgery, primary school whilst the nearby Medway Valley complex offers a multiplex cinema, gym, and variety of restaurants. Transport links are excellent being around 3 miles from the M2 motorway and 4 miles from the M20 motorway.









Useful Information

Living Room: 5.78m x 3.33m
Kitchen - Breakfast Room: 4.30m x 3.36m narrowing to 2.28m
Shower Room
Bedroom: 3.36m x 2.69m
Bedroom: 3.34m x 2.30m
Bathroom: 3.38m x 1.45m
Bedroom: 3.38m x 3.20m
Dressing Area: 3.38m under eaves x 2.75m max

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £45000 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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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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