



46B, Hackney Road, Maidstone, ME16 8LN
£1,100 PCM

About this property.....

Act quickly on this tucked away unfurnished 1 bedroom house which is one of a pair that have been created from the conversion of this prominent shop which was originally built in 1883. The property is approached through the private rear garden and the accommodation has a light, airy modern feel throughout. You are perfectly situated for access to the town and yet you can enjoy river walks just 500m away or countryside walks just 250m from the property down the country lane next to Fant House.

Situation.....

Maidstone, the county town of Kent, is a shopper's paradise with a vibrant mix of unique stores and popular high street brands. Foodies will also be spoilt for choice with a range of options from traditional afternoon tea to fine dining experiences. The town's buzzing nightlife is another highlight, with a variety of pubs, bars and entertainment venues to suit all tastes.

Outdoor enthusiasts will find plenty to keep them busy too, from cruising down the river on the Kentish Lady to exploring the many cycling and walking routes that showcase the region's charm and heritage. Families will love attractions such as Kent Life Heritage Farm and the 450-acre Mote Park, offering unforgettable experiences for all ages.

Maidstone is home to several primary and secondary schools, including four grammar schools. Commuting to London is a breeze with direct train links from Maidstone East and Maidstone West stations, with journey times as short as 51 minutes. The town also has excellent road connections, with easy access to the M20 motorway junctions 5 to 7 providing routes to London and the coast.









Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £33,000 pa

TENANTS WITH PETS = NOT ACCEPTABLE

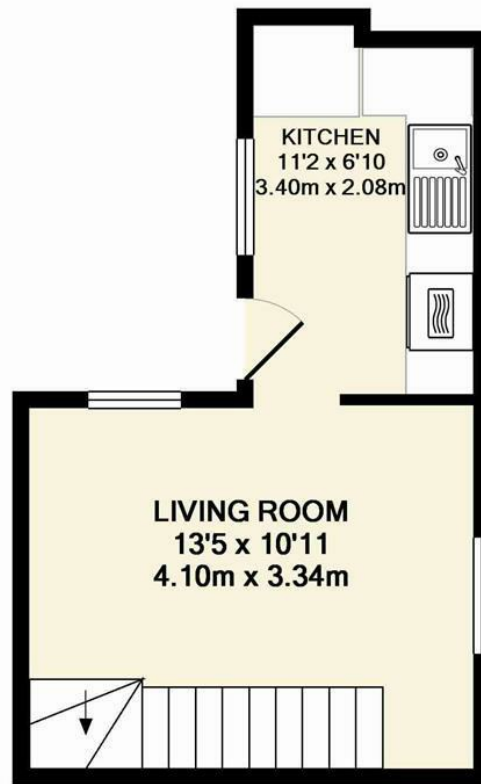
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

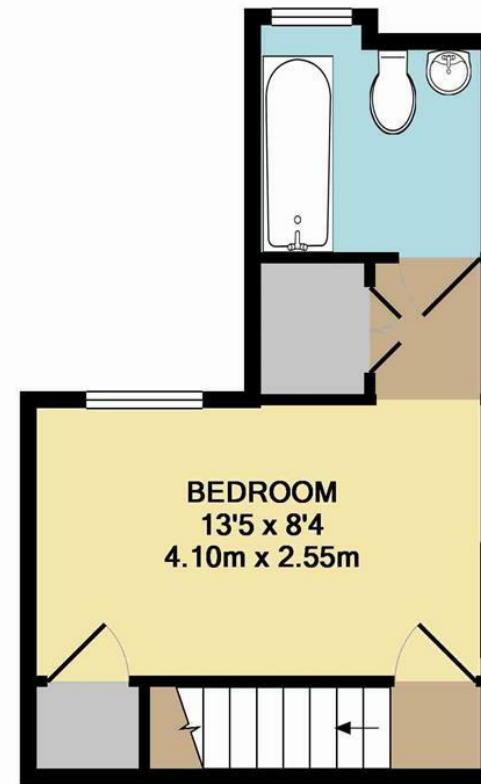
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee)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

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

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GROUND FLOOR
APPROX. FLOOR
AREA 222 SQ.FT.
(20.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 222 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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