



13, Orchard Street, Maidstone, ME15 6NR

£1,300 PCM

About this property.....

Available immediately.

An unfurnished 2 bedroom house situated in a residential location just 300m walk from the town centre. The property boasts an open plan living-dining room and kitchen on the ground floor, main bedroom and bathroom on the first floor, a further double bedroom on the top floor as well as a useful basement room.

The rear garden is in the region of 50 ft long and faces a Southerly aspect and parking is available on the road with a permit that can be obtained from the Council (costs apply).

Unfortunately the landlord of this property will not accept tenants who smoke or who have pets.

Situation.....

The County Town of Maidstone boasts fantastic shopping, with an eclectic mix of unique stores and high street favourites. There is an abundance of places to eat and drink from traditional afternoon tea to a host of great restaurants and fine dining experiences. The town centre is renowned for its variety of pubs, bars and nightlife too. If you love the great outdoors, you will find many activities to keep you entertained. Cruise down the river on board the Kentish Lady or find your way on the many cycling and walking routes and discover the traditions and charm of the region. What's more, with attractions such as Kent Life Heritage Farm and 450 acre Mote Park, heading out with the family will provide an unforgettable experience. There are numerous primary and secondary schools in and around the town including 4 grammar schools. The town has train links via Maidstone East train station to London Victoria and from Maidstone West to London St Pancras giving journey times to London of just over 1 hour. The town is also well connected to the M20 motorway junctions 5, to 7 giving access to London and the Coast.



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Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £39,000 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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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.

