



Flat above 34, High Street, Aylesford, ME20 7BA
£950 PCM + £175 PCM for Gas, Electricity and Water

About this property.....

A one bedroom duplex apartment in Aylesford Village.

Available immediately, with generously proportioned rooms, this unique property offers has a 15ft lounge-dining room, kitchen-breakfast room and bathroom on the first floor with a large double bedroom on the 2nd floor.

This property is offered unfurnished with the gas, electricity and water included for an additional £175 per month (subject to fair usage.)

Whilst the property does not have its own parking, there are two car parks nearby with the cost of a parking permit at £10 per month (£120 per year).

The property is just 1 mile from Aylesford station offering journey times to St Pancras in under 1 hour.

We expect this property to be popular so call us now before you miss out.

Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties and enticing dining spots. Our top pick is The Hengist with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is looking for a new owner but boasts a fantastic riverside courtyard garden. You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge. Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.









SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £33,750 PER YEAR

IN ADDITION TO THE RENT, THE TENANT WILL BE REQUIRED TO PAY AN ADDITIONAL £175 PCM FOR THE GAS, ELECTRICITY & WATER (subject to fair usage)

TENANTS WHO SMOKE = NOT ACCEPTABLE

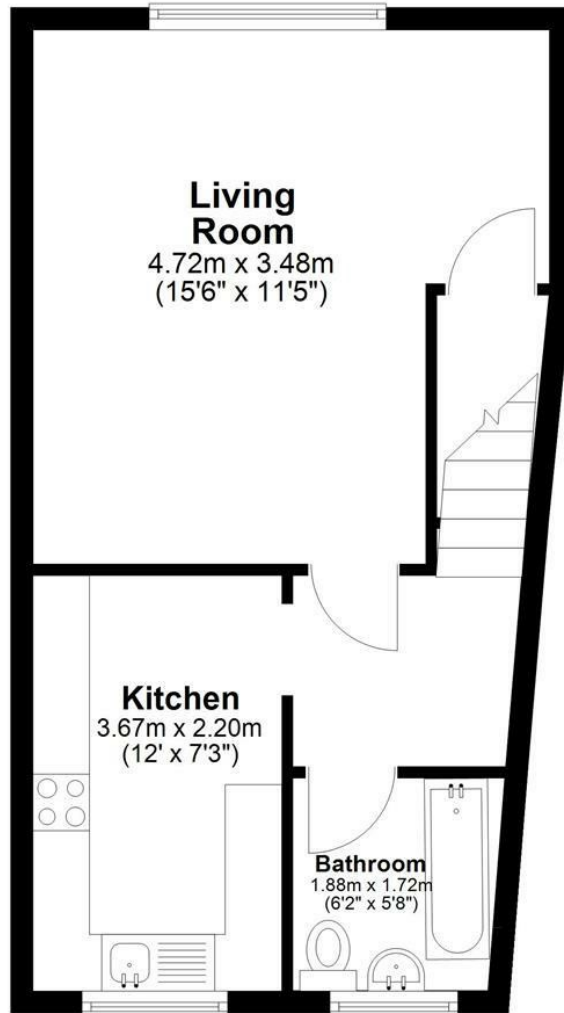
HOLDING DEPOSIT = ONE WEEKS' RENT

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).

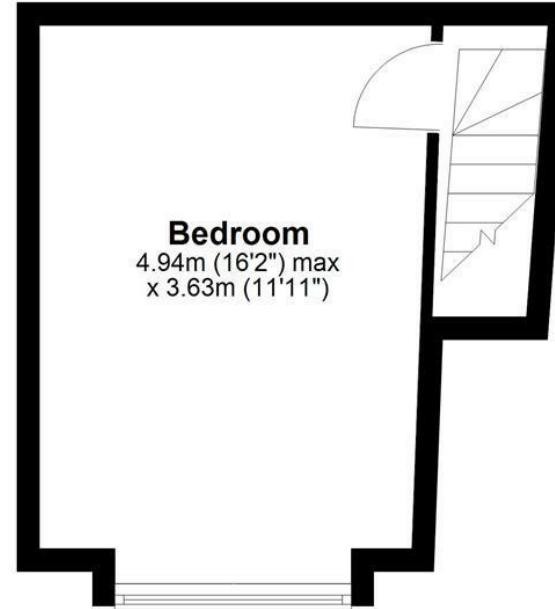
Please note this property is situated above Gossip Hair Salon with the entrance at the rear of the salon.

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First Floor



Second Floor



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

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.

