

Bluebell
ESTATES



27, Rochester Road, Aylesford, ME20 7BS
£1,400 PCM

About this property.....

A stunning 2/3 bedroom cottage in the heart of Aylesfords riverside village.

This fantastic property has a spacious living-dining room with log burning stove, a country style kitchen, utility area and shower room on the ground floor. Upstairs, you will find two double bedrooms with a third smaller room, accessed off of the back bedroom, which could be used as a bedroom, nursery, study or walk in wardrobe.

The rear garden is a real feature of this property and just beyond the decked seating area you will find the brick built garden room. As you meander down the garden you will find different areas that lead to a patio area at the far end, the perfect place to sit quietly and read a good book. We expect this property to get snapped up so call us now to arrange your viewing. Available late November.

Regrettably the landlord will not accept smokers, or tenants with pets.

Situation.....

We love Aylesford village. How can you not? It has a great community spirit, some really interesting historic properties and many places to eat and drink! Our favourite eatery has to be The Hengist; a recently refurbished restaurant, bar and brasserie with a lovely al-fresco terrace. The Chequers is a more traditional pub which serves food and has a wonderful riverside terrace. You can also enjoy a light bite inside or outside at The Village Pantry or perhaps a pint and a bite to eat in The Bush, public house. There are lovely riverside walks, walks through the neighbouring farmland and just on the edge of the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. There is a small primary school in the centre of the village and further primary school just outside the village, both of which were rated as good in the latest Ofsted report as well as a secondary school in the wider Aylesford area. You are spoilt for choice when it comes to shopping, with an M & S foodstore, Sainsburys and an Aldi just up the road. Commuters are well served with London services (changing at Strood) from Aylesford station and you've got access to both the M2 and M20 nearby. If this isn't enough then the County Town of Maidstone is just 4 miles away and has a multitude of retail, educational and recreational facilities.











Useful Information...

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £42,000

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

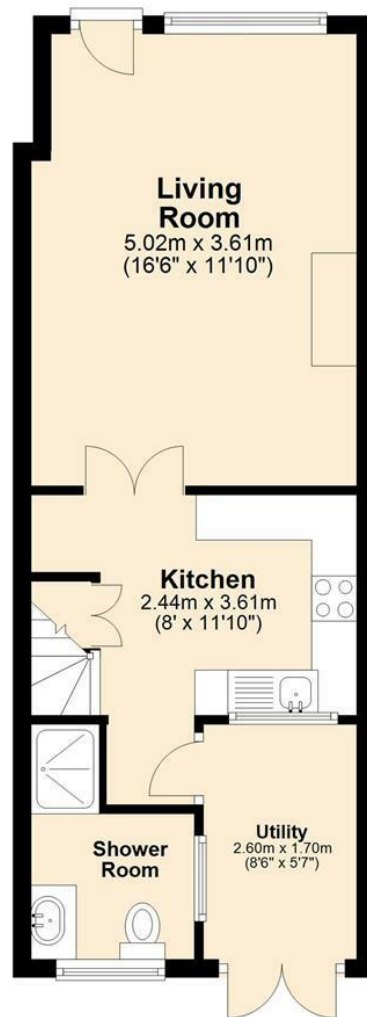
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee)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





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Ground Floor



First Floor



Total area: approx. 59.8 sq. metres (643.1 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.



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