29, High Street, Aylesford, ME20 7AX

£1,000 PCM

About this property.....

This is quite possibly the largest apartment Bluebell Estates have had the pleasure of marketing and therefore it must be viewed internally to appreciate the vast size of the accommodation on offer. Laid out over two floors and overlooking the heart of Aylesford village, the property is well situated for access to the M20 and M2 motorways and is less than a 6 mile drive to Snodland station which offers journey times to St Pancras in as little as 48 minutes. The second bedroom has views of the nearby river and medieval bridge and there is a spacious five piece bathroom with a freestanding bath in the centre. Although this property does not have its own parking, there are two free car parks in the village accessed via the path at the side of the property. Regrettably the landlord will not accept tenants with pets or smokers.

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £30,000 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).

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.....

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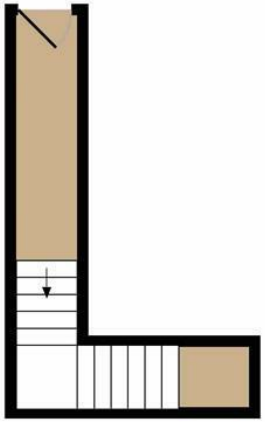
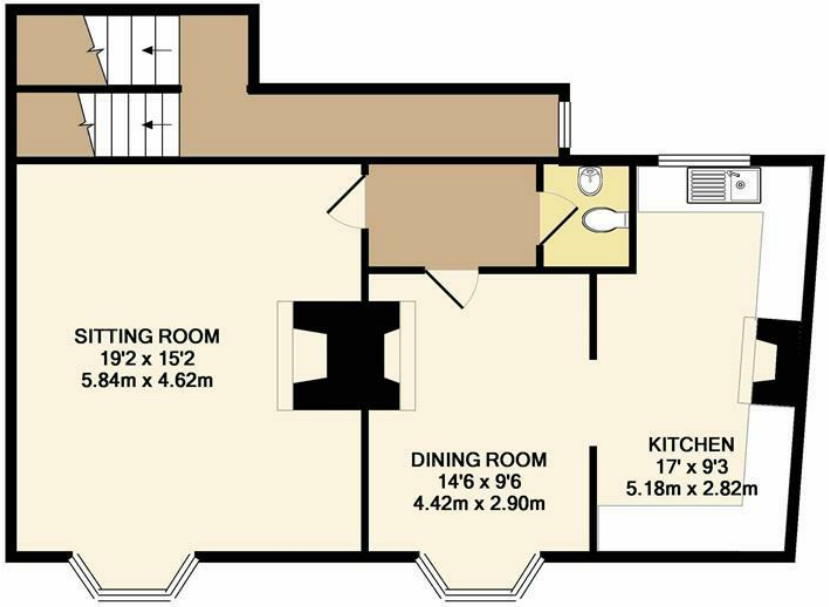
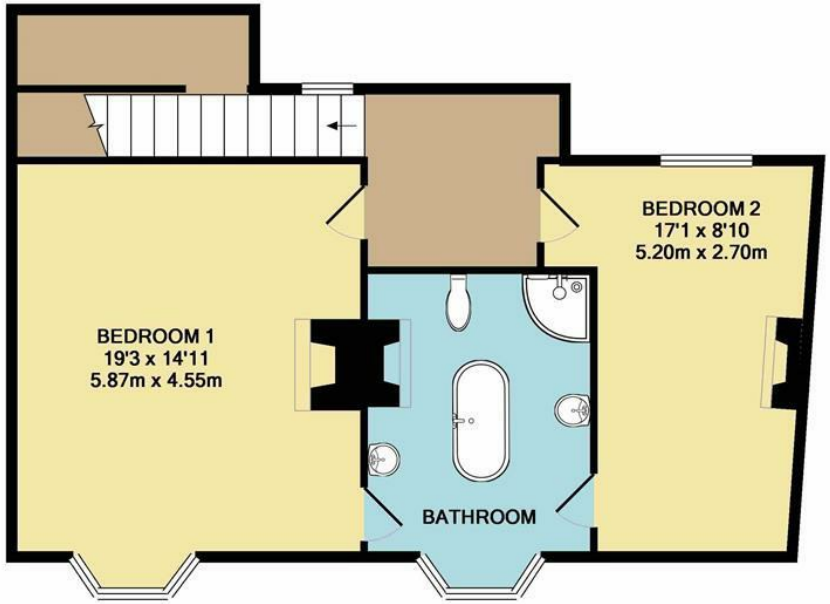


GROUND FLOOR
APPROX. FLOOR
AREA 77 SQ.FT.
(7.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1489 SQ.FT. (138.3 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
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