BLUEBELL ESTATES

13, Orchard Street, Maidstone, ME15 6NR

£895 PCM

A 2 bedroom terrace property just 300m from the town centre.

- 2 Bedroom Well Presented Victorian Terrace
- Open Plan Living-Dining Room
- Master Bedroom and Large Bathroom on First Floor
- Further Double Bedroom on Top Floor
- Useful Basement Room
- Southerly Facing Rear Garden
- 300m Walk to Town Centre
- 400m to River Walks
- 900m Walk to Maidstone West Station
- Available Immediately

An unfurnished and well presented 2 bedroom Victorian terrace 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).

LETTING INFORMATION

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £26850

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

Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The town has links to junctions 5, 6 and 7 of the M20 providing road access to London

Accomodation as follows

Double glazed front door into Entrance Porch. Carpeted flooring. Door into Living/Dining Room

Living/Dining Room
22'5 x 11'2 into alcoves (6.83m x 3.40m into alcoves)

Double glazed window to front. Carpeted flooring. 2 Radiators. Coved ceiling. Feature fireplace with mood light. Double glazed door to garden. Opening to Kitchen.

Kitchen
8'4 x 6'6 (2.54m x 1.98m)

A matching range of units with white high gloss door and drawer fronts and Granite effect work surfaces over. Inset stainless steel bowl and drainer with chrome mixer tap. Built under electric oven with gas hob over. Integrated fridge/freezer and washing machine. Tiled flooring. Localised tiling to walls.

Basement Room
11'1 x 10'1 into alcoves (3.38m x 3.07m into alcoves)

Double glazed window to front. Carpeted flooring. Radiator. Not to be used as bedroom.

Stairs/Landing
Carpeted stairs from Living/Dining room to first floor landing with doors to bedrooms 1 and bathroom. Radiator. Coved ceiling.

Bedroom 1
11'6 x 12' (3.51m x 3.66m)

Double glazed window to front. Carpeted flooring. Coved ceiling. Radiator. 2 built in wardrobes

Bathroom
9'10 x 8' (3.00m x 2.44m)

A suite comprising bath with chrome taps, pedestal basin with chrome mixer tap and shower enclosure with chrome shower mixer. Dual flush low level WC. Localised tiling to walls. Wood effect vinyl flooring.

Stairs to second floor
Carpeted stairs from first floor landing to second floor with doors to bedroom 2.

Bedroom 2
14'2 x 11'6 (4.32m x 3.51m)

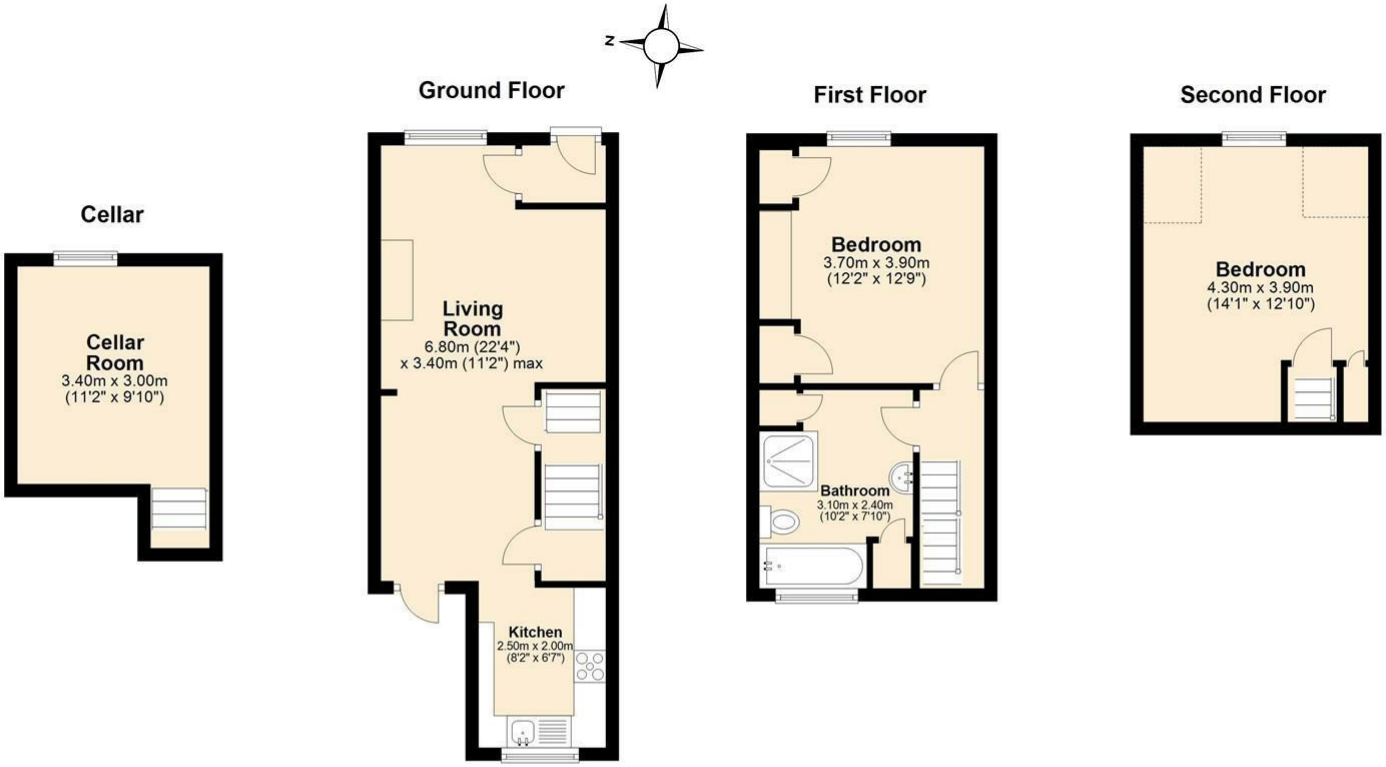
Double glazed window to front. Carpeted flooring. Radiator.

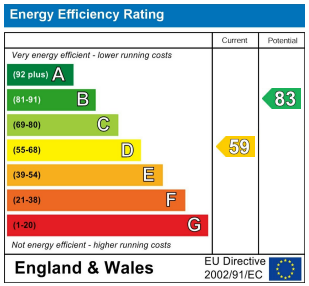
Outside

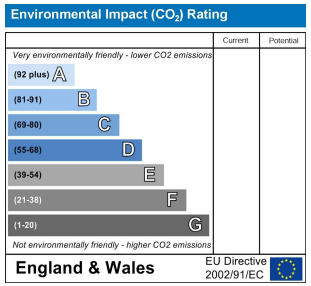
Rear Garden
A Southerly facing rear garden mainly laid to lawn with hard standing to immediate rear. Outside light. Shed to remain.

Services
Electricity, Gas, Water and mains drainage

Viewing Arrangements
By appointment through:-
Bluebell Estates
27 High Street
Aylesford
Kent
ME20 7AX
Tel: 01622 717500
Web: www.bluebell-estates.co.uk







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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.