



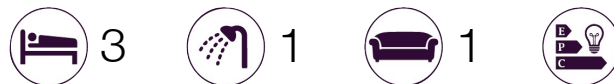
The Quay, High Street, Aylesford, ME20 7AY
£1,250 PCM

About this property.....

An unfurnished grade II listed Georgian 2/3 bedroom townhouse in the tucked away location of The Quay in Aylesford's Medieval riverside village. As soon as you walk through the lovely old front door into the cosy sitting room with large open fireplace (not to be used), you realise this isn't your run of the mill home. The modern kitchen is off the sitting room and boasts a stable door to the rear courtyard garden, perfect to allow a gentle breeze to run through to the sash window at the front. On the first floor there is a second sitting room with feature fireplace (not to be used) that could also be used as a bedroom and a stunning contemporary bathroom with bath, separate shower and a double basin. There are two further bedrooms on the second floor that are both good size doubles and both also have sash windows. The property doesn't have its own parking, but there are various bays close by suitable for overnight parking and two free car parks at the entrance of the village about 230m away. Unfortunately the landlord will not consider tenants who smoke but would consider a tenant with one cat. For more information or to arrange a viewing please give us a call.

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 = £37,500 PER YEAR

TENANTS WITH PETS = ONE CAT CONSIDERED

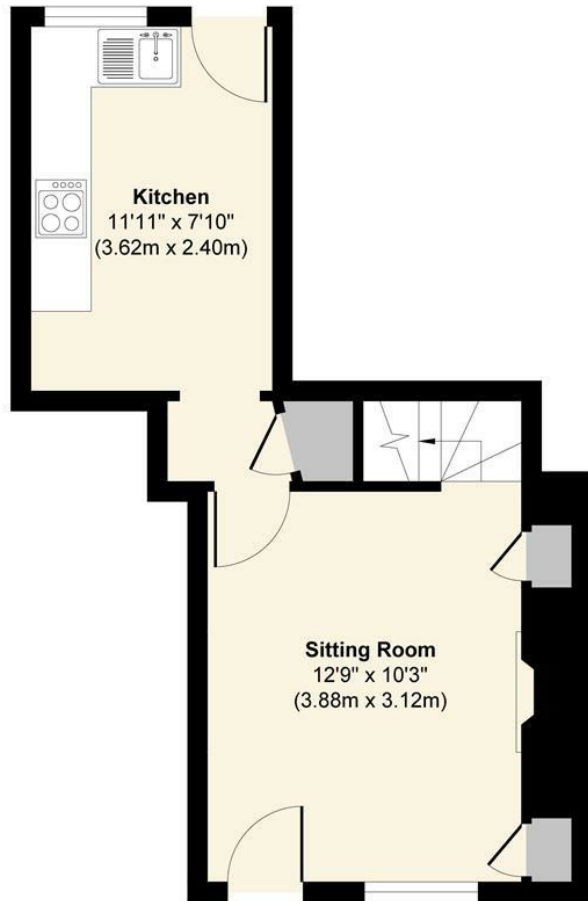
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

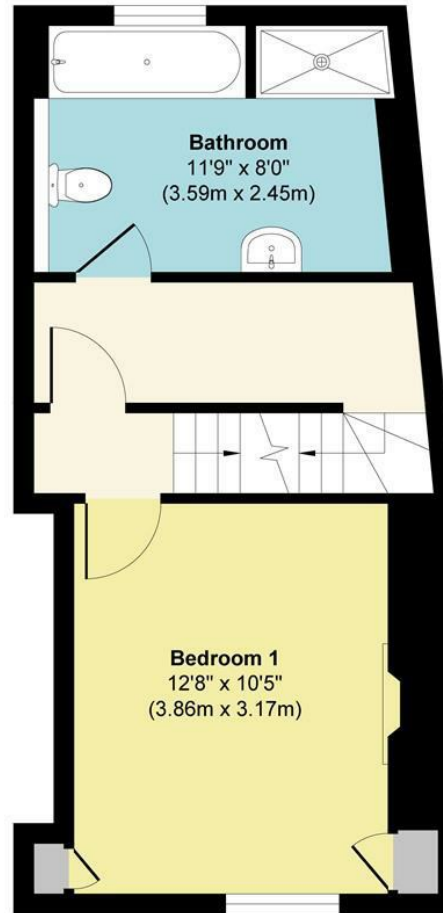
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee)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

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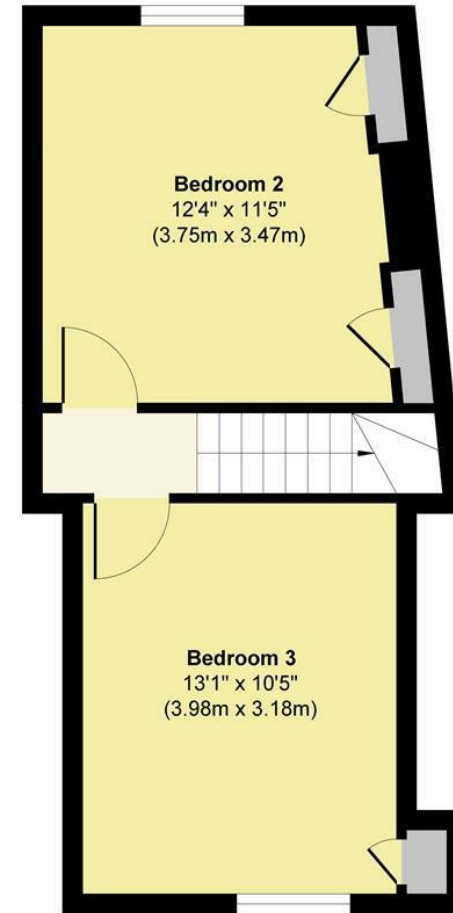
81 High Street, Aylesford



Ground Floor
Approximate Floor Area
279 sq. ft
(25.96 sq. m)



First Floor
Approximate Floor Area
344 sq. ft
(32.03 sq. m)



Second Floor
Approximate Floor Area
324 sq. ft
(30.16 sq. m)

Approx. Gross Internal Floor Area 947 sq. ft / 88.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.



