

01634 379 799

www.harrisonsreeve.com



11 Aylewyn Green

Kemsley • Sittingbourne

Price: £975 Per Calendar Month



11, Aylewyn Green, Kemsley, ME10 2RS
£975 Per Calendar Month

- COACH HOUSE FLAT
- 1 BEDROOM
- RENT £975 PCM DEPOSIT £1125, TENANT HOLDING DEPOSIT £225
- OFF STREET PARKING
- GARAGE
- ELECTRIC CENTRAL HEATING
- RECENTLY REFURBISHED
- EPC - D
- SWALE COUNCIL TAX BAND - A

RENT £975 PCM DEPOSIT £1125 TENANT HOLDING DEPOSIT £225

Nestled in the charming area of Aylewyn Green, Kemsley, Sittingbourne, this recently refurbished maisonette offers a delightful living experience. With one spacious reception room, this property is perfect for both relaxation and entertaining guests. The well-appointed bedroom provides a comfortable retreat, while the modern bathroom ensures convenience and style.

One of the standout features of this maisonette is the inclusion of a garage, providing ample storage space or the perfect spot for your vehicle. Additionally, off-road parking is available, making it easy for you and your guests to come and go without the hassle of searching for a space.

The recent refurbishment has breathed new life into this home, making it an inviting and contemporary space for anyone looking to settle in this lovely part of Sittingbourne. This property presents an excellent opportunity to enjoy comfortable living in a well-connected location. Don't miss the chance to make this charming maisonette your new home.

SWALE COUNCIL TAX BAND - A
EPC - D

LOUNGE
9'7" x 17'6" (2.93 x 5.34)

KITCHEN
7'2" x 8'1" (2.20 x 2.47)

BATHROOM
4'11" x 8'1" (1.51 x 2.48)

BEDROOM
11'11" x 8'2" (3.65 x 2.51)

GARAGE
17'10 x 8'2 (5.44m x 2.49m)

STORAGE CUPBOARD
At the rear of the property through the arch there is a storage cupboard housing the electrical box.

Holding Deposit
A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Permitted Tenant Fees
All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

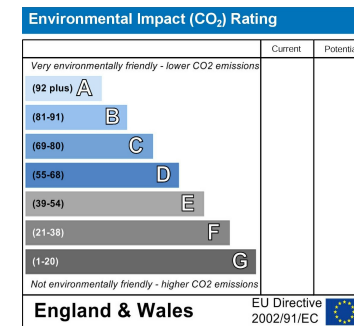
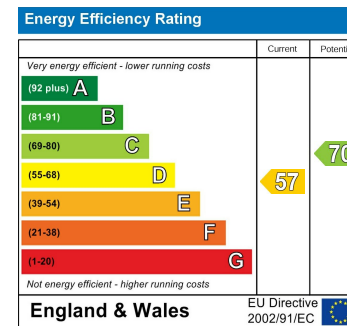
Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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