



*the voice of experience*

Per Month



**£725 Per**

**Flat 7 3 Connaught Road, , Folkestone CT20 1DA**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



**www.tersons.com**  
**29 Castle Street, Dover, Kent, CT16 IPT**



To arrange a viewing please call **01304 246111**



A top floor 1 bedroom flat, comprising of lounge, kitchen with integrated oven and hob and space for washing machine and fridge/freezer, double bedroom and shower room. The property benefits from Gas Central Heating and double glazing. Located a short walk from train station, bus station and town centre.

EPC rating D. Council Tax Band A.

Sorry no smokers, children or pets. Would suit professional person.

This landlord will only consider applicants with an income of at least £21750 per annum (jointly), this is based on basic salary for contracted hours only, tax credits and pensions.

Prospective applicants who do not fit this profile need not apply.

Where a Guarantor (Individual) is required their earnings must be £26100 per annum.

A holding deposit of £167.00 is payable upon acceptance of your application, once paid the referencing will be submitted and the property secured. Should you fail referencing due to not disclosing information or you pull out you will not be refunded the holding deposit. If the Landlord wishes to remove the property from

the market you will receive in full your holding deposit.

Let Alliance will check all income and will contact your employer, earnings must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce government issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from your employer, but not a bank statement or a mobile phone bill. We would ask for your cooperation in order that there will be no delay in agreeing the let (subject to references and subject to contract).



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