



Beautifully Refurbished one-Bedroom Property on St Mary's Island

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Come and see this stunning, newly refurbished one-bedroom home located on the sought-after St Mary's Island. As you step inside, you'll be greeted by contemporary designs that enhance the spacious and airy feel of the property. The apartment features off-road parking perfect for convenience.

The location is highly desirable, offering scenic views, access to community facilities, and proximity to local historical sites. The property is just a short distance from the Dockside Outlet Shopping Centre, restaurants, and leisure amenities. Waterfront access and recreational areas make it perfect for outdoor enthusiasts.

With various primary and secondary schools nearby, including the well-regarded St. Mary's Island Primary School, this home is ideal for families. Parks and green spaces are abundant in the Medway area, offering plenty of opportunities for relaxation and outdoor activities.

Additionally, providing easy access to London via the A2/M2, making it ideal for commuters.

Rent: £1250 pcm
Holding deposit - £288.46
Deposit: £1,442.30
Council tax band: B
EPC Grade: D
Minimum term: 6 months

Tenant fees:

Holding Deposit (per tenancy) — One week's 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). One weeks holding deposit is worked out as the rent amount x 12 / 52.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6.

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.





THE AGENT ON THE QUAYS

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