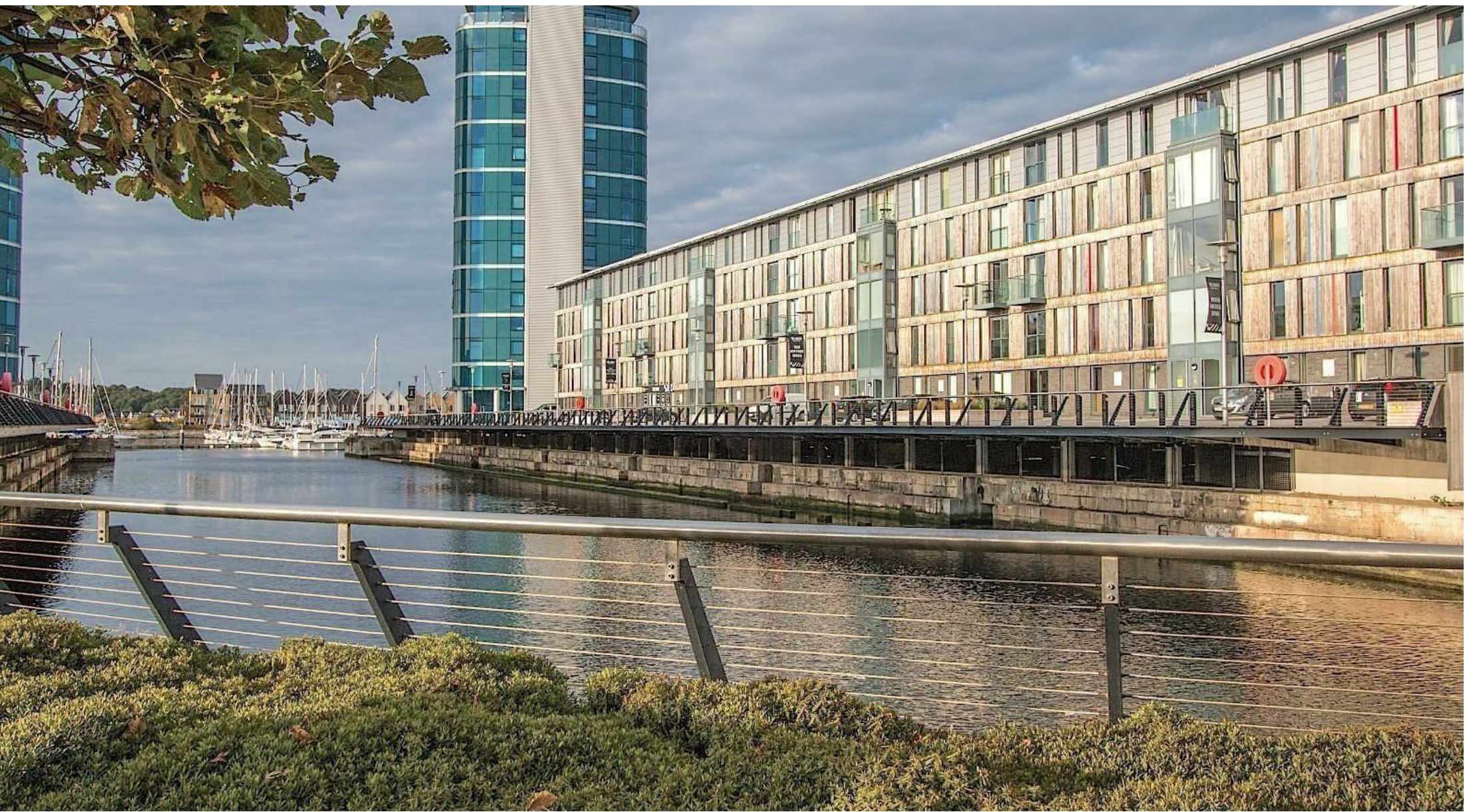






ONE BEDROOM WATERSIDE APARTMENT AT THE QUAYS, CHATHAM MARITIME. TWO JULIETTE BALCONIES , SECURE ALLOCATED PARKING, LIFT ACCESS.

A well presented one bedroom third floor apartment available now and situated overlooking the water and across The Wharf towards St. Mary's Island.

The contemporary open plan living area measures 21'9 x 11'0 with Juliet balcony and uniquely to this apartment , two additional windows overlooking the roof area. There is a quality fitted kitchen in gloss white with granite worktops and integrated dishwasher, fridge/freezer and electric oven hob & extractor. The washing machine/tumble dryer is located in a separate cupboard in the hallway.

The bedroom measures 10'5 x 9'5 and offers a double fitted wardrobe plus a second Juliet balcony with views across the water below. The bathroom has Villeroy & Boch bathroom fittings, including bath with shower above, a heated towel rail and integrated mirrored wall units.

This apartment has allocated parking for one vehicle directly outside the building.

The Quays development offers various facilities including the Dockside outlet shopping centre, the well know Ship & Trades public house and various well known restaurants, Cafes, A Co-op supermarket and an Odeon Cinema.

Rent - £1100
Deposit - £1269.23
EPC Rating - C
Council Tax band - D

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.

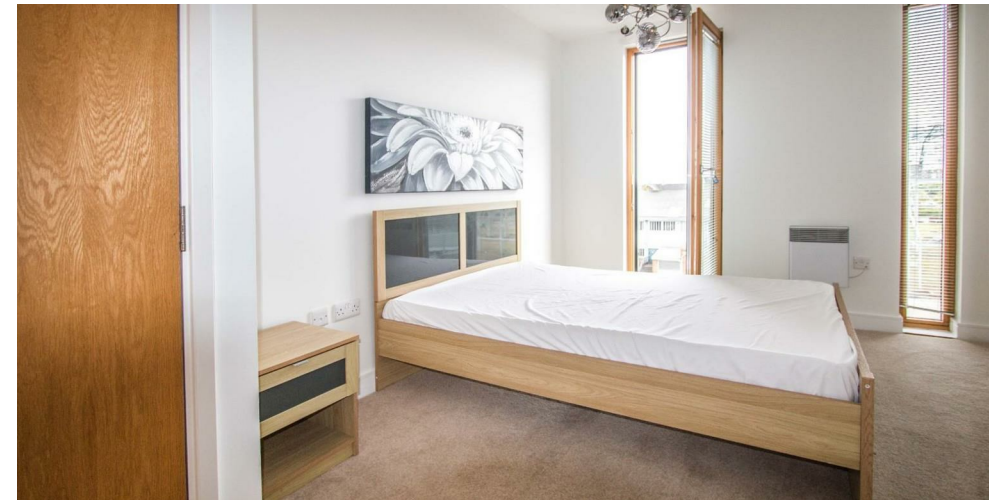
Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

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





- Desirable Chatham Maritime Location
- One Bedroom Waterside Apartment
- 757 Sq. Ft Living Space
- 22Ft Living Room
- High Quality Kitchen & Bathroom
- Allocated parking



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

