



Cooling Road | | Rochester | ME2 4RG

£1,350 Per month





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Machin Lane are pleased to offer this exceptional three bedroom ground floor Flat to let in Strood. Located on Cooling Road, with excellent transport links, great schools nearby and close to local amenities. Offering lounge/diner with access to rear garden. Kitchen with plenty of units, oven, hob and fridge freezer. Two double bedrooms and a single. Family bathroom includes bath with overhead shower. Gas central heating and double glazed. Available now.

A refundable holding deposit is required to reserve a property at 1 week's rent and this is calculated by multiplying the monthly rent by 12 and divide by 52. This is to reserve a property. 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 /

- SPACIOUS 3 BEDROOM FLAT
- GARDEN
- COUNCIL TAX BAND A
- RECENTLY REFURBISHED
- 5 WEEK DEPOSIT £1557.69 (RENTX12/52X5)
- FULLY FURNISHED
- CLOSE TO TOWN CENTRE AND MOTORWAY LINKS
- GAS CENTRAL HEATING
- 1 WEEK HOLDING DEPOSIT DEPOSIT £311.53 ( RENTX12/52)

### Client Money Protection Information

### Property Redress Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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