



Lombardy Drive, Maidstone,
Kent ME14 5TB
£2,000 Per Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

A 4 bedroom detached family home situated in a quiet cul-de-sac in the sought after woodlands area of Vinters Park within close proximity to schools, train station and motorway.

The property benefits from a large lounge, dining room, fully fitted kitchen with seperate utility room, 4 bedrooms with the master having an ensuite and family bathroom as well as a downstairs cloakroom perfect for guests. It boasts plenty of natural light and space and has beautifully maintained front and rear gardens, double garage and off road parking for 2 cars.

The affordability criteria for this property is a household income of over £60,000 per year.

Please note: The photos used are previous marketing photos prior to the current tenants occupying the property.



A more detailed description is as follows:

External Front consisting of well maintained garden area and driveway for 2 cars
Entrance Hallway with storage cupboard on the ground level and upstairs
Downstairs Cloakroom - consists of WC and basin
Dining Room
Lounge with door to rear garden
Kitchen with plenty of fitted units, integrated hob and cooker, freestanding fridge freezer and dishwasher and breakfast bar. Door to rear garden and utility room
Utility room consisting of basin, freestanding washing machine and tumble dryer. Access to the double garage
Master bedroom - double bedroom with built-in wardrobes and ensuite
Ensuite consisting of shower cubicle, WC and basin
Bedroom 2 - double bedroom with built-in wardrobes
Bedroom 3 - small double bedroom
Bedroom 4 - single bedroom/study
Bathroom consisting of shower over the bath, WC and basin
Rear Garden - patio area with mainly laid lawn. Well landscaped flower beds and shrubbery. Shed and greenhouse.
Double garage with up and over door, power, light and freestanding freezer

Additional Information:

Large detached 4 bedroom family home
Quiet location
Well landscaped front and rear gardens
Off road parking and double garage
Well maintained
Double glazed
Gas central heating
Council tax band - F

Terms for Holding Fee

Holding Fees & Deposit

The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) = Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7

days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

- The applicant provides false or misleading information
- The applicant fails a Right to Rent Check
- The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not to let the property to them or within 7 days of the "deadline for agreement" passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant's responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the 'deadline for agreement'. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide in writing when the proposed tenancy can be taken. This could be more or less than the 14 days outlined in the 'deadline for agreement.' Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

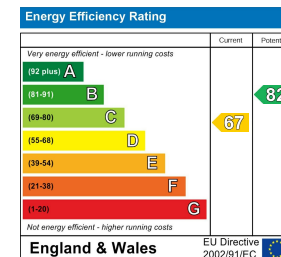
Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.









The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
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 enquiries@thecolesgroup.co.uk

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Location Map

