



Basement Flat, 44 Castle Hill Avenue

Folkestone, CT20 2RE

£1,100 PCM



A very large spacious 2 bedroom lower ground floor flat. The entrance hallway leads into a another large hallway with doors leading to the lounge/diner, large master bedroom, a further double bedroom, a modern kitchen, bathroom and study. There are many original features . There is off road PARKING for one car to the rear with footpath leading to the rear entrance and courtyard garden area. The property is ideally situated being a short walk from the train station, the town centre and the Leas.



COSTS & FEES

Holding Deposit
£275 (1 week’s rent). This will be deducted from the first month’s rent.
The Deposit is refundable in the following circumstances -
IN FULL
If the offer is not accepted by the Landlord or
The Landlord withdraws the property or
If the Landlord decides the references are unsatisfactory or
The Landlord does not agree the SPECIAL CONDITIONS requested.

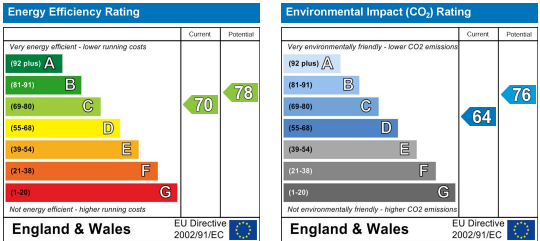
The Holding Deposit is NOT refundable:
If the tenant makes additional requests such as permission to keep a pet, wanting a permitted occupier, wanting the landlord to provide items not already offered as part of the tenancy, specialist cleaning, different rent due days, etc which are then refused by the landlord. **THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.**
Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord’s costs up to a maximum of the deposit paid.
In order to pass the reference checks the applicants should be in receipt of a joint income of at least 36,000 pa.
Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.
If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the “deadline for agreement” then a charge will be levied to cover the landlord’s costs up to a maximum charge of the deposit paid.

When you move in we will require (in cleared funds):-
Security deposit - £1370 (5 weeks’ rent)
First month’s rent in advance.
If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month’s rent in advance.
DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can’t be transferred. This can be overcome if you have a guarantor.
For this property the guarantor would need an annual income of £43,500 pa to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.