



Folkestone, CT20 2HA

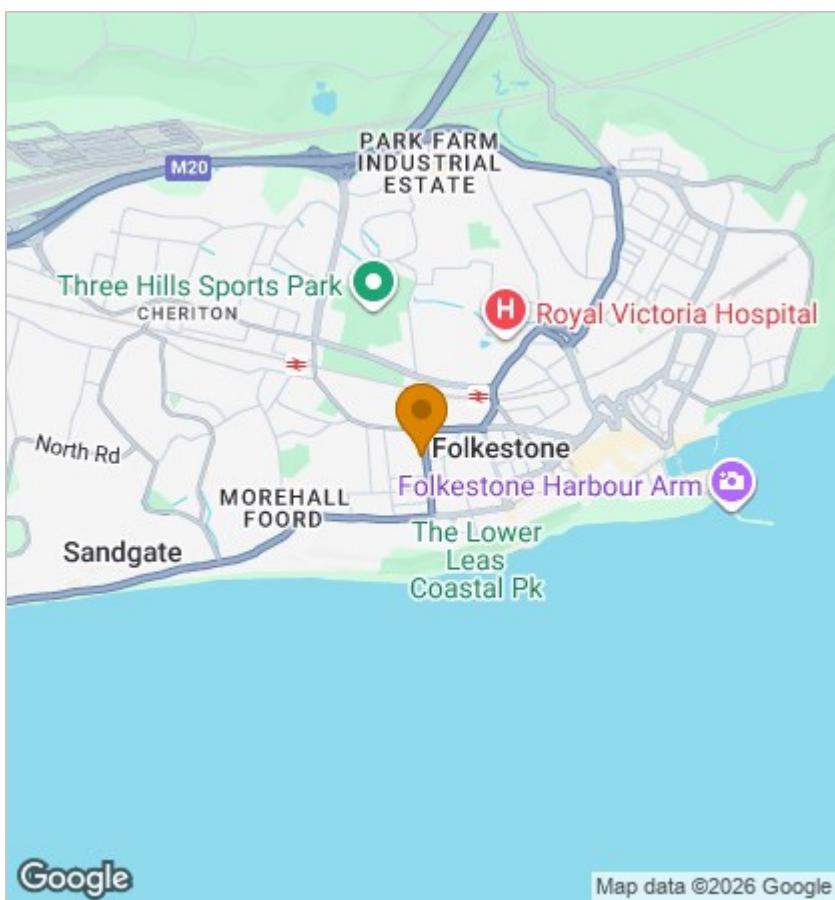
**£1,095 PCM**



A spacious 2 bedroom apartment in the popular West End. This second floor apartment has a large living room/diner with excellent views over the town towards the White Cliffs and Dover. There is a good sized kitchen/diner with plenty of work top space and storage. There is a double bedroom and family shower room. Upstairs there is a further double bedroom with an en-suite bathroom. The property is double glazed and has gas central heating. Outside there is a designated car parking space at the rear of the property.



## Area Map



## EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Costs & Fees:

Upon application, a Holding Deposit (1 week's rent) is due. This will be deducted from the first month's rent.

The Holding 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 30x the monthly rent.

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 - (5 weeks' rent)

First month's rent in advance (minus any holding deposit paid)

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 35x the monthly rent 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.