



An elegant and spacious 3rd floor apartment located in one of the most prestigious buildings on The Leas. The flat boasts an 80 ft hallway, two spacious reception rooms, four bedrooms, two bathrooms (one with double jacuzzi) and fitted kitchen with Blomberg fridge/freezer and range oven. Curtains, chandeliers and light fittings throughout. The property will come partly furnished with some nice antique pieces which are in keeping with the grandeur of the apartment. Sash windows. Off street parking for up to two cars. Garage available by separate agreement. Council tax band E.



Metropole Court, The Leas | | Folkestone | CT20 2LT

£1,800 Per Calendar Month

## COSTS AND FEES

### Holding Deposit

£414 (1 week's rent). This will be deducted from the first month's rent.

### The Holding Deposit is not refundable:

If the tenant makes additional requests 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 £54,000 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 - £2,071 (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 £64,800 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Apartment
- Fitted Kitchen
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Double Jacuzzi
- Off Road Parking for Two Cars
- Garage Available by Separate Agreement