

# Bluebell

ESTATES



4, Bridge Place, Aylesford, ME20 7JJ

£1,800 PCM



## About this property.....

Don't miss a great opportunity to rent this fantastic, fully furnished, 3 bedroom, 3 bathroom property with stunning river views. The property is tucked away in this small, friendly cul-de-sac and is a short walk to the centre of the village where you will find riverside walks. Arranged over 3 floors this property has a great, extended kitchen - dining - living area leading out into the garden. On the first floor, the spacious lounge has a balcony with river views, the perfect place to sit and relax at the end of a long day. On the second floor, the two double bedrooms each benefit from having an ensuite. With the addition of a third bedroom, family bathroom, really useful utility room and parking for two cars we really don't think you will be disappointed. Regrettably, the landlord is not able to consider tenants with pets due to a family allergy and will not accept tenants who smoke. ### This property will be available mid October.

## Situation.....

We love Aylesford village. How can you not? It has a great community spirit and some really interesting historic properties! Our favourite eatery has to be The Hengist; a recently refurbished restaurant, bar and brasserie with a lovely al-fresco terrace. There are lovely riverside walks, walks through the neighbouring farmland and just on the edge of the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. There is a small primary school in the centre of the village and further primary school just outside the village, both of which were rated as good in the latest Ofsted report as well as a secondary school in the wider Aylesford area. You are spoilt for choice when it comes to shopping, with an M & S foodstore, Sainsburys and an Aldi just up the road. Commuters are well served with London services (changing at Strood) from Aylesford station and you've got access to both the M2 and M20 nearby. If this isn't enough then the County Town of Maidstone is just 4 miles away and has a multitude of retail, educational and recreational facilities.













SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £54,000 per year

TENANTS WITH PETS = THE LANDLORD IS UNABLE TO CONSIDER PETS DUE TO A FAMILY ALLERGY

TENANTS WHO SMOKE = NOT ACCEPTABLE.

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: 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 / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.





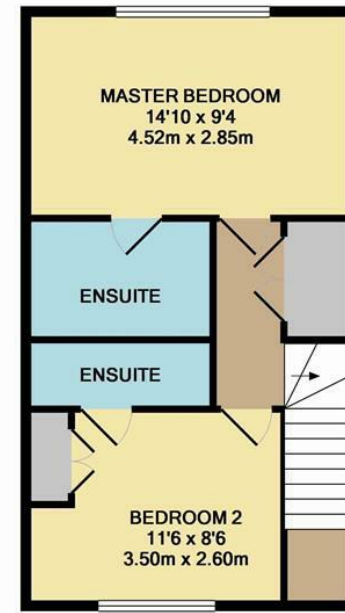
# 4, Bridge Place, Aylesford, ME20 7JJ



GROUND FLOOR  
APPROX. FLOOR  
AREA 635 SQ.FT.  
(59.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents Notes

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