

Bluebell

ESTATES



29a, High Street, Aylesford, ME20 7AX
£1,295 PCM

About this property..... A unique 2 bedroom attached barn conversion in the heart of Aylesford Village.

This character property benefits from some stunning beamed and vaulted double height ceilings and views from a balcony over the river Medway. There are riverside walks almost on your doorstep but if you just want to relax at home, there is a south facing, shared courtyard garden to enjoy.

Although this property does not have its own parking, there are two free car parks in the village accessed via the path at the side of the property.

Regrettably, the landlord will not accept tenants who smoke or have pets.

Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties. If you fancy a stroll to the local pub then our top pick is The Little Gem, a traditional alehouse dating back to the 1100s. Alternatively, you can grab a pint and some pub grub at The Bush or for something a little more adventurous you can always try a cocktail at The Hengist.

You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge.

Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational and recreational facilities.









SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £38,850 pa

TENANTS WITH PETS = NOT ACCEPTABLE

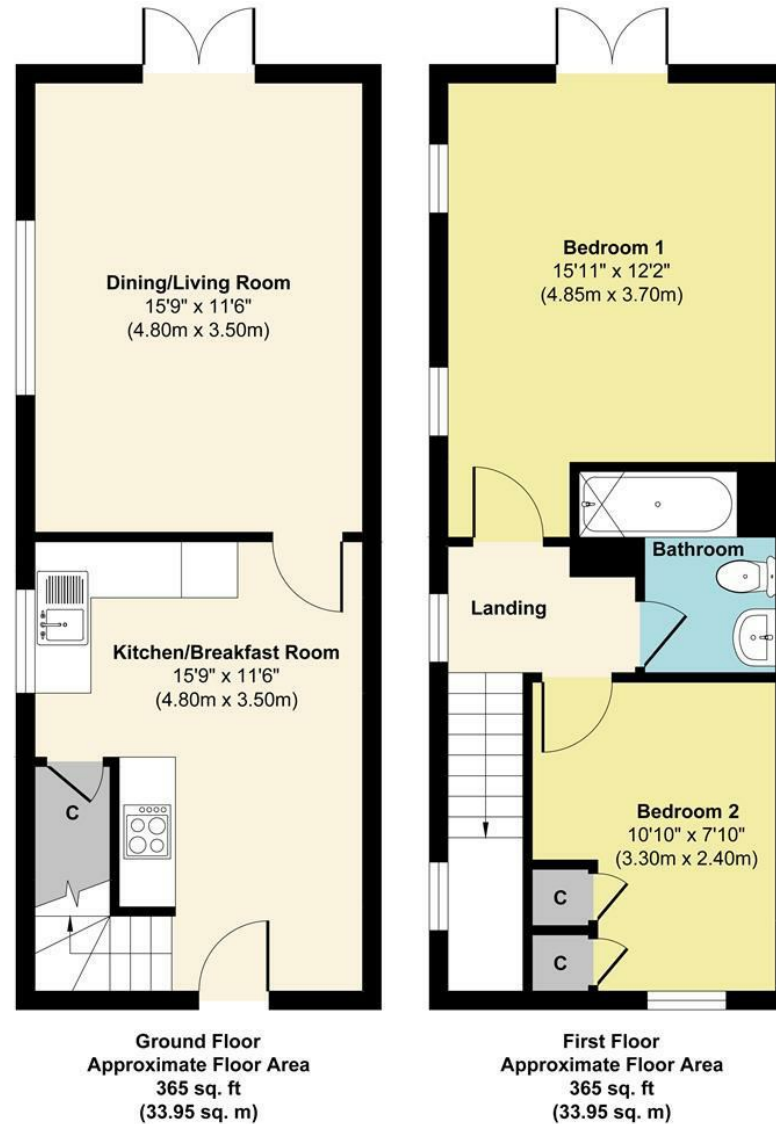
TENANTS WHO SMOKE = NOT ACCEPTABLE

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).



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Approx. Gross Internal Floor Area 730 sq. ft / 67.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



