



4, Bridge Place, Aylesford, ME20 7JJ
£1,950 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 early November.

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 and enticing dining spots. Our top pick is The Hengist with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is now under new ownership and boasts a fantastic riverside courtyard garden. 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 = £58,500 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.



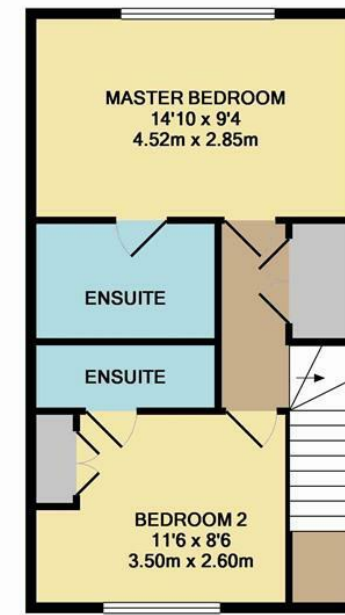
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GROUND FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)



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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