



## Price

£2,700 PCM

Fees Apply



Available 15/07/24

Sunrise Way Kings Hill  
ME19

*Wards*

Helping you move forwards



## Main Features

- **Five Bedrooms**
- **Video Walk About Available**
- **New carpets**
- **Appliances included**
- **Over Looking The Cricket Ground**
- **Double Garage**



**Deposit required is £3,115.38**  
**Tonbridge and Malling District - Council Tax Band N/A**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Maidstone 01622 675064 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

### Entrance Hall

**Study/Office** 2.88m x 2.19m

**Dining Area** 3.15m x 2.97m

**Living Area** 4.32m x 3.69m

**WC** 2.20m x 1.01m

**Kitchen/Diner** 4.49m x 3.44

**Utility** 1.99m x 1.79m

### Hallway

**Bedroom 1** 4.08m x 4.07m

**En-suite** 3.20m x 1.89m

**Family Bathroom** 3.27m x 2.14m

**Bedroom 2** 3.26m x 2.69m

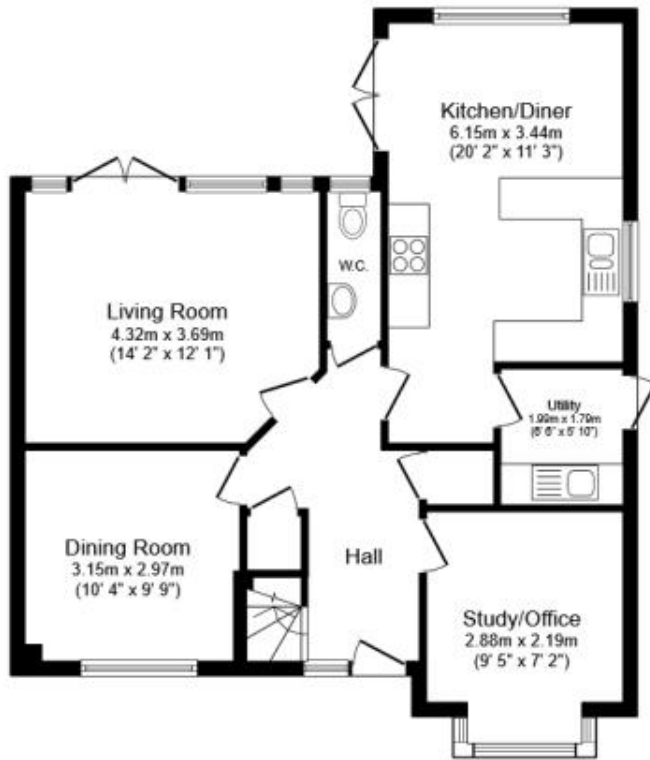
**Bedroom 5** 2.96m x 2.36m

**Bedroom 3** 4.41m x 3.19m

**Family Bathroom** 3.09m x 1.51m

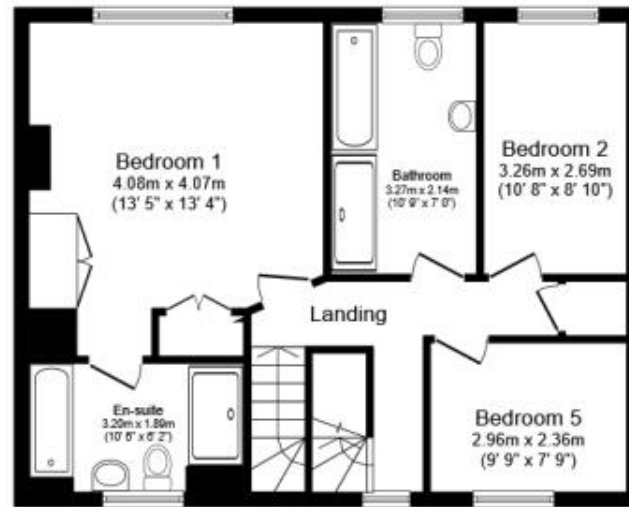
**Bedroom 4** 4.21m x 3.70m





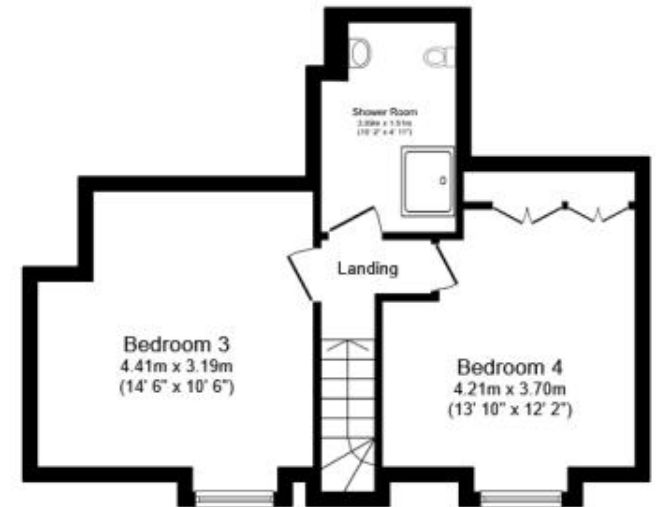
## Ground Floor

Floor area 71.3 m<sup>2</sup> (768 sq.ft.)



## First Floor

Floor area 60.3 m<sup>2</sup> (649 sq.ft.)



## Second Floor

Floor area 41.0 m<sup>2</sup> (442 sq.ft.)

**TOTAL: 172.6 m<sup>2</sup> (1,858 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)