

Lenside Drive, Bearsted, Maidstone,

Kent ME15 8UE

£1,500 Per Month

COLES

TOWN & COUNTRY

VALUERS · LETTINGS & ESTATE AGENTS



A spacious three bedroom riverside home in a sought-after location of Bearsted with beautiful views over the River Len. The property benefits from off-road parking, garage-en-bloc, modern kitchen, two double bedrooms and a brand new bathroom. The best feature of this house, is the. decked area which backs onto the River Len and a waterfall giving it a beautiful atmosphere for those summer evenings.

Perfectly situated in a quiet cul-de-sac moments away from the M20 and popular schools this house is bound to go quickly!

A more detailed description is as follows:
Entrance Hallway
Kitchen - consists of modern fitted units, cooker, hob, cooker hood and freestanding washing machine
Lounge - spacious lounge/diner with patio doors to the rear garden
Master Bedroom - double bedroom
Second Bedroom - double bedroom
Third Bedroom - single bedroom
Bathroom - modern fitted bathroom with shower over bath, WC and basin
Rear Garden - mainly laid-lawn with brand new decked area overlooking the River Len
Garage-en-bloc

Additional Information:
Beautiful views over the River Len
Great location
Off road parking and garage-en-bloc
Two double bedrooms
Modern bathroom
Double glazed
Gas central heating

Terms for Holding Fee
Holding Fees & Deposit
The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) = Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7 days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

· The applicant provides false or misleading information

· The applicant fails a Right to Rent Check

· The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not to let the property to them or within 7 days of the "deadline for agreement" passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant's responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the 'deadline for agreement'. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide in writing when the proposed tenancy can be taken. This could be more or less than the 14 days outlined in the 'deadline for agreement.' Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.













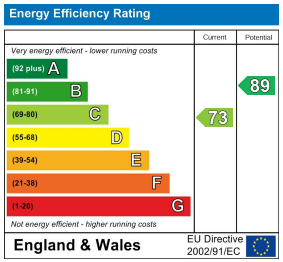










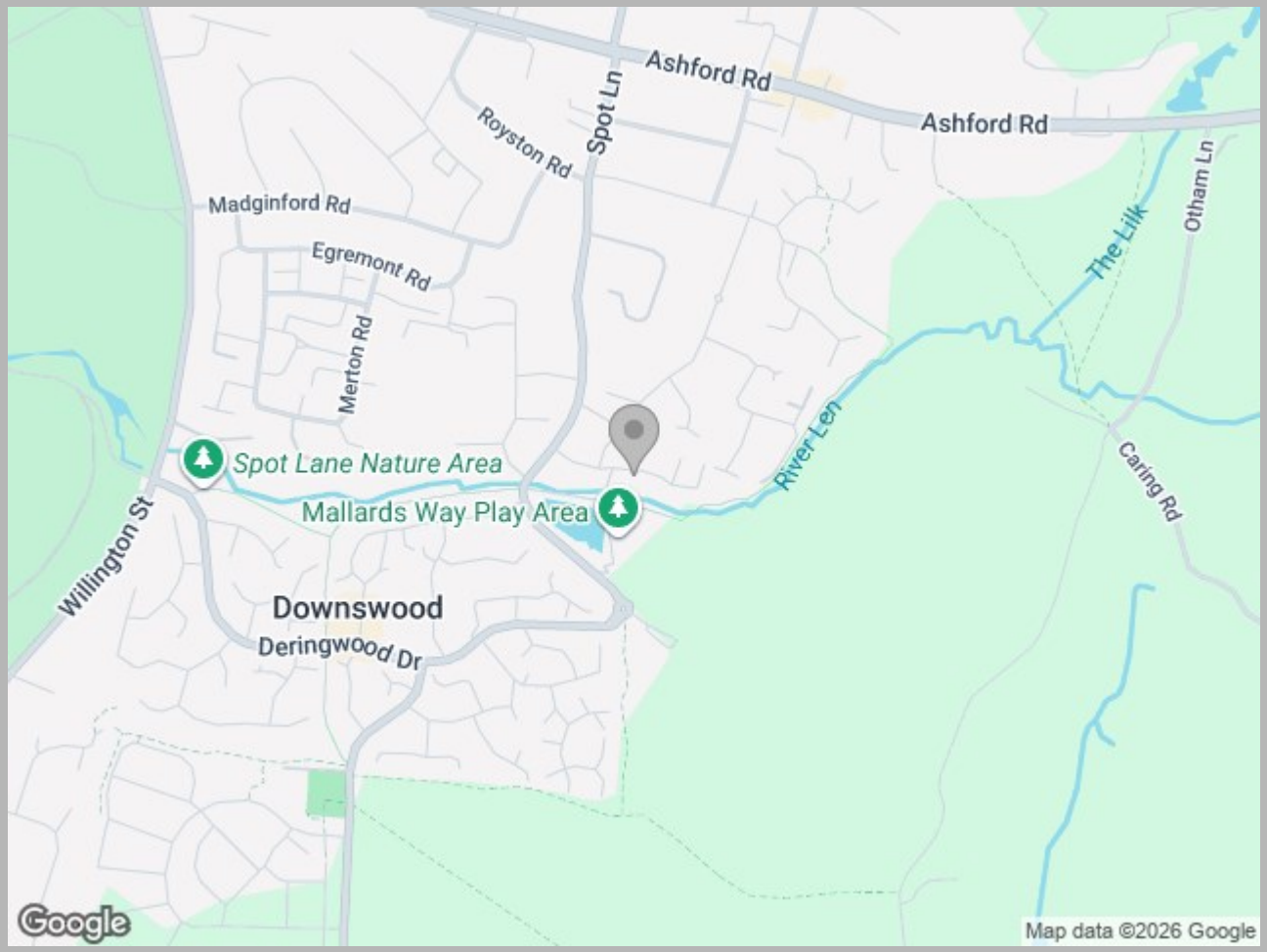


The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
01622 763322
enquiries@thecolesgroup.co.uk

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

Location Map



COLES Lettings
COLES Sales
COLES Planning
COLES Commercial

OnTheMarket.com

rightmove.co.uk
The UK's number one property website