



47, Hawkes Road, Eccles, Aylesford, ME20 7FP  
£1,000 Per Month

## About this property.....

A well-presented, unfurnished first-floor maisonette located in the heart of Eccles village, close to Aylesford. The property has recently been refurbished and is freshly decorated throughout, with the added benefit of brand-new carpets.

The accommodation is neutrally decorated and comprises a spacious living/dining room, a modern fitted kitchen, a well-proportioned bedroom, and a bathroom featuring both a bath and an overhead shower.

Additional benefits include an allocated parking space and a small external storage cupboard.

This property is ideally suited to a single professional or a couple and is available for immediate occupation.

Please note that, regrettably, the landlord is unable to consider applicants with pets or smokers. For further information or to arrange a viewing, please contact us to discuss.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull. Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist.

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.



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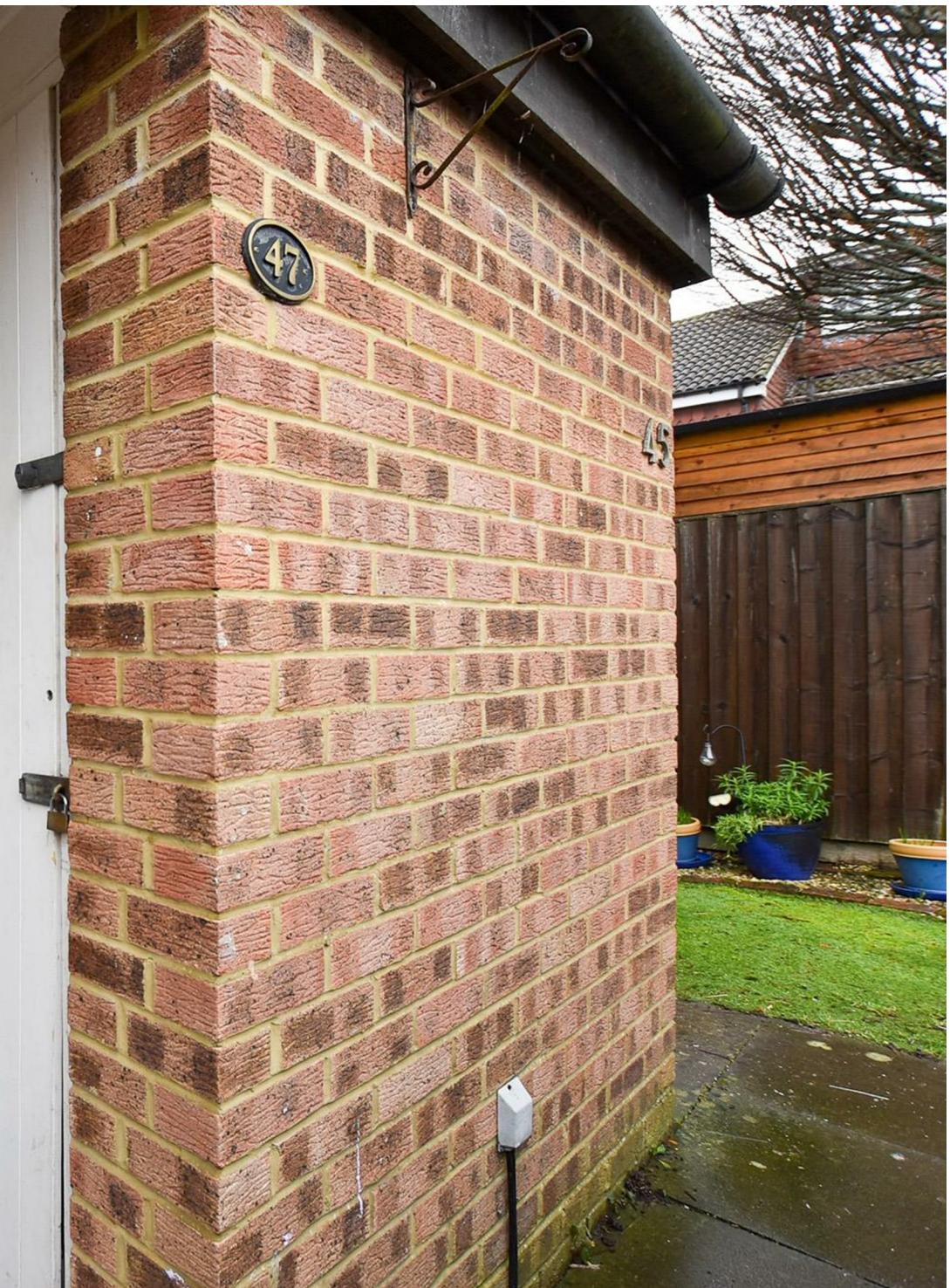
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## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £30,000 per year

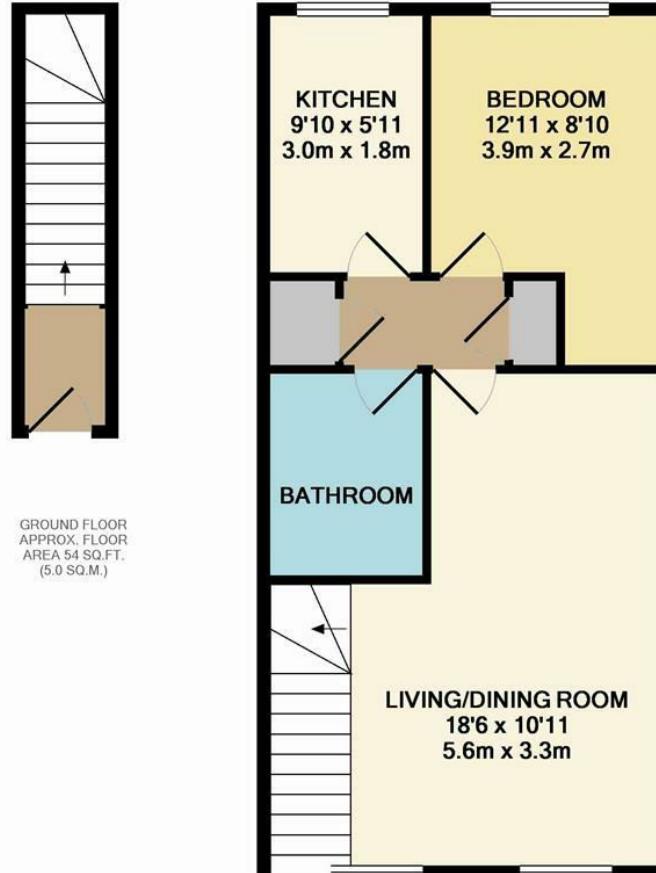
TENANTS WITH PETS = NOT ACCEPTABLE

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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1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 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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