



25, Hawkes Road, Eccles, ME20 7FP  
£975 PCM

## About this property.....

A lovely unfurnished ground floor maisonette with its own private rear garden, situated in the popular village of Eccles, near Aylesford.

The accommodation comprises of an entrance porch, a spacious lounge/dining room with a useful storage cupboard, kitchen, bathroom with bath and over-bath shower, and a bedroom.

A particular feature of the property is the private rear garden, providing a pleasant outdoor space to enjoy. Further benefits include an allocated parking space and a useful external storage cupboard.

Ideally suited to a single occupant or couple, the property is available immediately.

For further information or to arrange a viewing, please give us a call.

## 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 22-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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## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

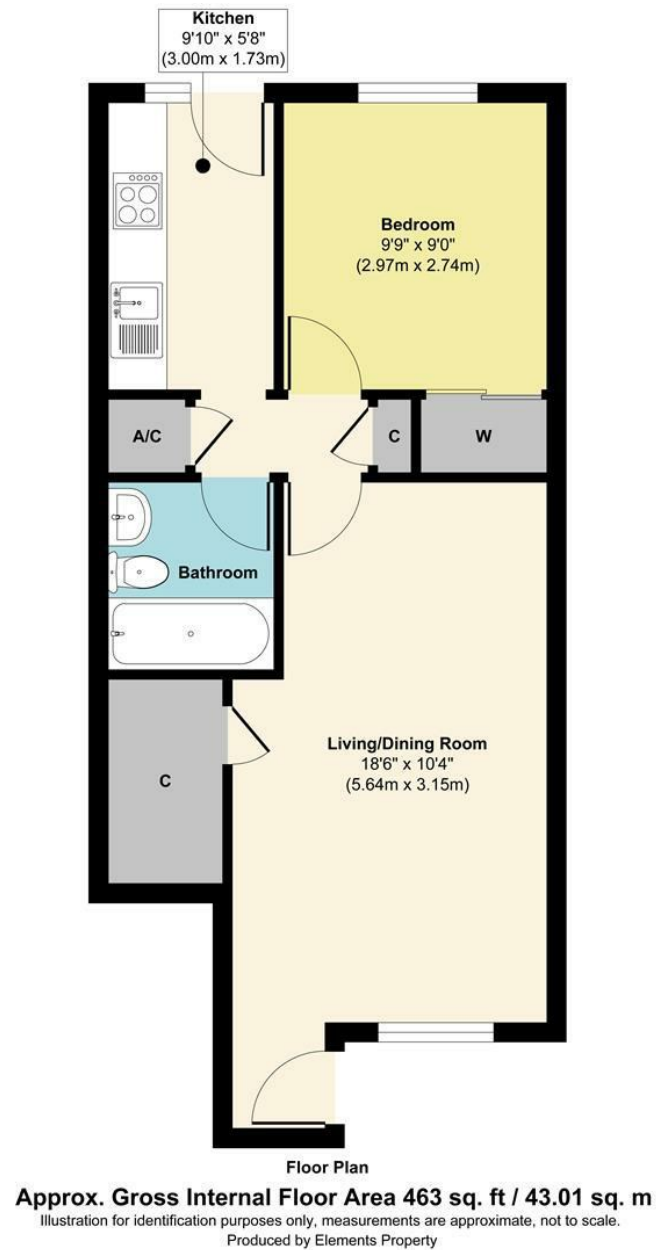
MINIMUM INCOME REQUIRED = £29,250 pa

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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### 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.



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