Bluebell

ESTATES



Flat 5, The Gables, Friars View, Aylesford, ME20 7GB

£1,200 Per Month

About this property.....

A nicely presented, spacious and modern ground floor apartment, conveniently situated for Aylesford Train Station. This two-bedroom property offers comfortable living accommodation and the added benefit of direct access to the communal garden area.

The property comprises an entrance hall, spacious living room with doors leading directly onto the communal garden, kitchen, two bedrooms, one with a built-in wardrobe, and a shower room.

Further benefits include a telephone entry system and secure underground parking for two cars. The property is offered on an unfurnished basis.

Whilst tenants will be responsible for gas, electricity and council tax, water is included within the rent at no additional cost.

Unfortunately, the landlord will not consider applicants with adverse credit or those who smoke.

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 looking for a new owner but 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.







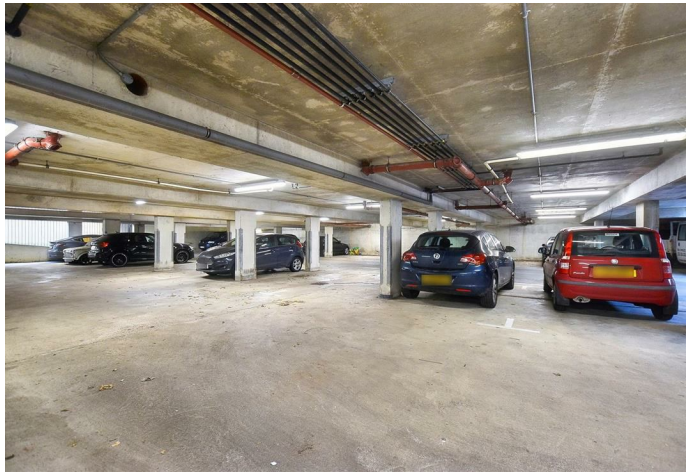












What the owner says.....

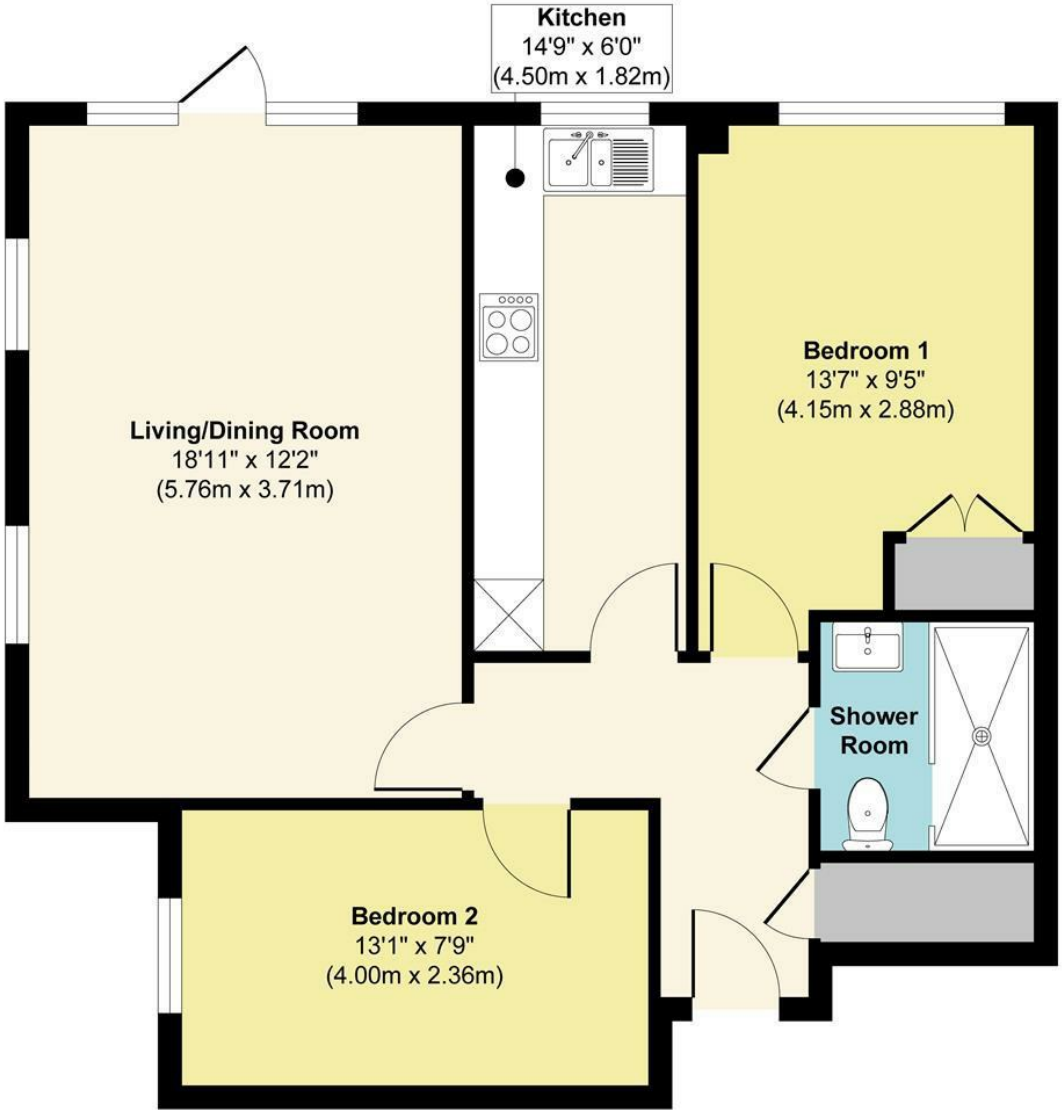
SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £36,000 per year

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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First Floor

Approx. Gross Internal Floor Area 690 sq. ft / 64.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.