

# Bluebell

ESTATES



104, Bell Lane, Ditton, ME20 6BU  
£1,450 PCM

## About this property.....

We are pleased to offer this charming 3 bedroom cottage in Ditton, laid out over three floors. There is a small porch at the front leading into a generous through lounge - dining room with the kitchen sitting at the back of the cottage. On the first floor, you will find a double bedroom, smaller 2nd bedroom and the bathroom, with a further bedroom on the top floor.

The property benefits from a long rear garden measuring over 100ft so there is plenty of space to relax after a hard day at work.

The property has been redecorated throughout with new carpets laid and is available immediately.

For more information, or to arrange a viewing, please get in touch.

## Situation.....

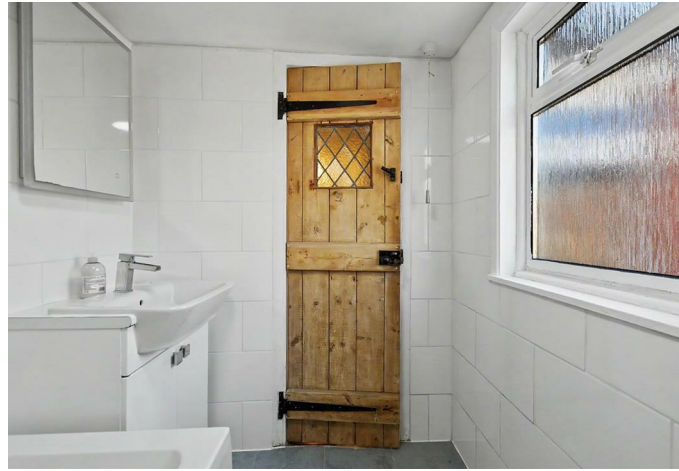
Bell Lane sits just off the A20 London Road, conveniently situated between junctions 4 and 5 of the M20 giving access to the capital and the coast. There are regular buses into Maidstone taking around 20 minutes to get to the town centre. There are four primary/infant schools within 1 mile, two of which were rated as 'Good' and one 'Outstanding' in the latest Ofsted inspection. The nearest secondary school is around half a mile away and was rated Good in the latest Ofsted inspection. Ditton has a large recreation ground and community centre, a post office, village store, and a parade of independent shops. It also has a 28-acre sports club offering football for all ages plus an under 19's academy, hockey, squash, a gym, and even a sauna and sports bar for the less energetic.











## Useful Information...

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £43,500 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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**Approx. Gross Internal Floor Area 961 sq. ft / 89.31 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.



