Vaughan Hammond

CHARTERED SURVEYORS PROPERTY MANAGEMENT



A charming maisonette situated above a shop in the High Street with entrance from Dental Street. The property comprises an entrance lobby, spacious kitchen, living room, two bedrooms, and bathroom. The property benefits from its own pretty courtyard garden and garage. Council Tax Band B. Available January 2027.





High Street | | Hythe | CT21 5JL

£1,100 Per Calendar Month



COSTS AND FEES

Holding Deposit

£253 (1 week's rent). This will be deducted from the first month's rent.

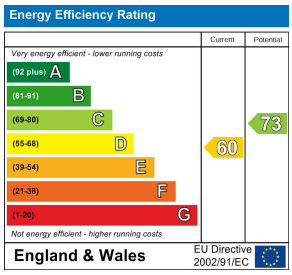
The Holding Deposit is not refundable:

If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £33,000 pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.



- Maisonette
- Entrance Lobby
- Spacious Kitchen
- Lounge
- Two Double Bedrooms
- Bathroom
- Courtyard Garden
- Garage

When you move in we will require (in cleared funds):-

Security deposit - £1,265 (5 weeks' rent)

First month's rent in advance.

If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £39,600 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.