



Kingsley Road,
Maidstone ME15 7UN
£675 Per Calendar Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

SINGLE OCCUPANT ONLY A freshly decorated studio flat situated on the first floor in the heart of Maidstone. The studio flat benefits from a bright and airy open plan living area, with shower room consisting of a large shower cubicle, WC and basin. PLEASE NOTE: Your own private, modern kitchen is a good size and is on the ground floor with a lockable door.

To the rear of the property there is a communal low maintenance rear garden to enjoy in the summer. Situated in the heart of Maidstone, it's within easy walking distance to Maidstone town centre, mainline train station and award-winning Mote Park, making it a commuters paradise. Parking is on street with permit.

The affordability criteria for the property is an annual income of £22,500

Council Tax band A

On street parking with a permit from the council



References:

Applicants who will be sharing, those with pets or those who smoke will not be considered for this property.

A refundable holding deposit is payable upon acceptance of your application. All income must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met.

All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce a government-issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from your employer, but not a bank statement or a mobile phone bill. We would ask for your cooperation in order that there will be no delay in agreeing on the let (subject to references and subject to contract).

Terms for Holding Fee**Holding Deposit Information**

A holding deposit equivalent to one week's rent is required to reserve this property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent $\times 12 \div 52$

If the application is successful and the tenancy proceeds, the holding deposit

will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

Provides false or misleading information

Fails a Right to Rent check

Withdraws from the property

Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

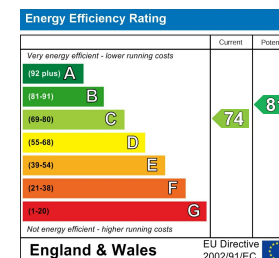
The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.









The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
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Location Map

