



66, Union Street, Maidstone, ME14 1ED  
£1,850 PCM



## About this property.....

A beautifully refurbished three-bedroom Grade II listed home, ideally located just 450 metres from Maidstone East Station, with direct services to London Victoria in just over an hour.

Extensively updated by the landlord over the past 18 months, this characterful property offers more than 1,200 sq ft of thoughtfully designed accommodation, seamlessly blending period charm with modern living. Practical additions include a separate utility area and a convenient downstairs cloakroom.

To the rear, a light-filled extension has created a stunning kitchen featuring bespoke fitted cabinets, quality finishes and an eye-catching exposed brick feature wall.

The luxurious first-floor bathroom has been finished to an exceptional standard with premium Villeroy & Boch sanitaryware, offering both a separate bath and walk-in shower.

Arranged over four floors, the home provides flexible and spacious accommodation, including an impressive principle bedroom on the top floor and a useful cellar accessed from the dining room, offering additional storage.

Properties of this quality and character rarely come to the rental market so if you feel you could be the right tenant for this charming home, and will love it as much as the landlord does, then contact us to avoid missing out.

## Situation.....

Welcome to Maidstone — Kent's vibrant county town — offering the perfect blend of shopping, dining, riverside walks and an energetic social scene.

For retail therapy, you're spoilt for choice with a great mix of independent boutiques and high street favourites, along with the popular Fremlin Walk Shopping Centre. Food lovers are equally well catered for, with everything from cosy cafés and brunch spots to stylish restaurants and traditional afternoon tea.

In the evenings, Maidstone has a real buzz, with plenty of bars, pubs and entertainment venues to suit every vibe — whether you're after a relaxed drink or a lively night out.

For those who enjoy the outdoors, the town offers scenic walks and cycle routes, plus the chance to take to the water with cruises along the River Medway on the well-known Kentish Lady.





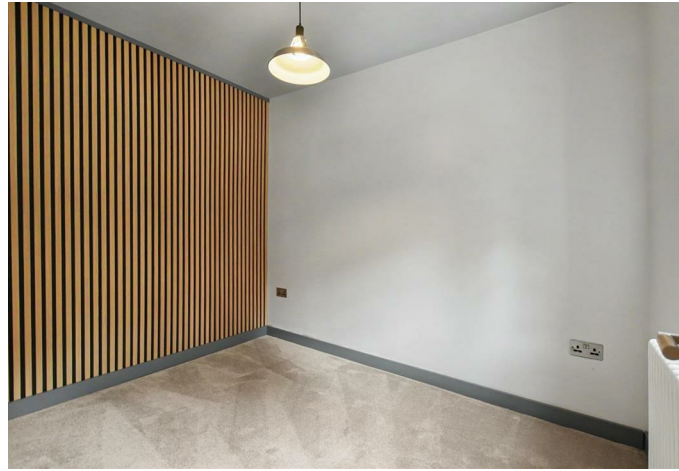
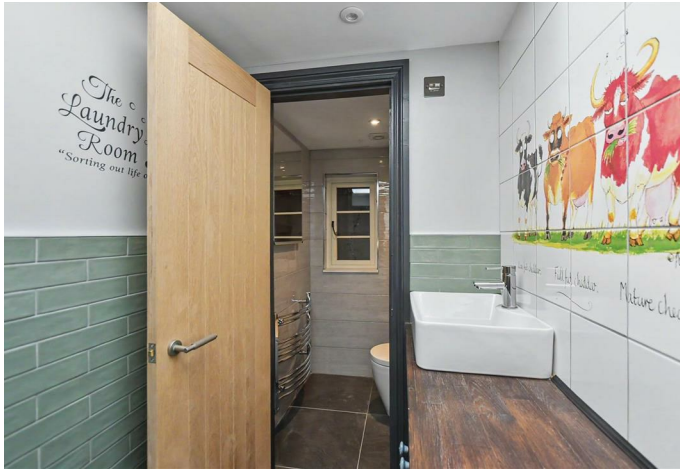












## Useful Information...

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £55,500 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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Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

## 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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