Bluebell
ESTATES



13, Hawkes Road, Eccles, ME20 7FP
£995 Per Month

## About this property.....

Located in the popular village of Eccles, near Aylesford, this well-presented first-floor maisonette is available to rent unfurnished.

The property offers a spacious lounge/dining room, a modern fitted kitchen with integrated appliances,, a comfortable bedroom and a bathroom complete with a bath and over-bath shower. Accessed via an entrance porch with stairs leading to the main accommodation, the property provides a practical and welcoming living space.

An allocated parking space to the front of the property adds further convenience. Ideal for a single occupant or couple, this maisonette is available immediately.

For further details or to arrange a viewing, please contact us today.

Declaration of interest- Please note that this property is owned by a member of staff at Bluebell Estates.

## Situation.....

If you like Countryside walks then we feel Eccles could be an ideal village for you. Enjoy the countryside as you walk past Neolithic stones at Kits Coty or past the recently planted Chapel Down vineyards. Just outside the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. Local conveniences also include a village shop with postal facilities and doctors surgery with dispensing chemist. For those who need to commute, you have access to the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom. There are also buses to Rochester, Chatham and Maidstone if you want to venture back into the hustle and bustle of town life!











## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

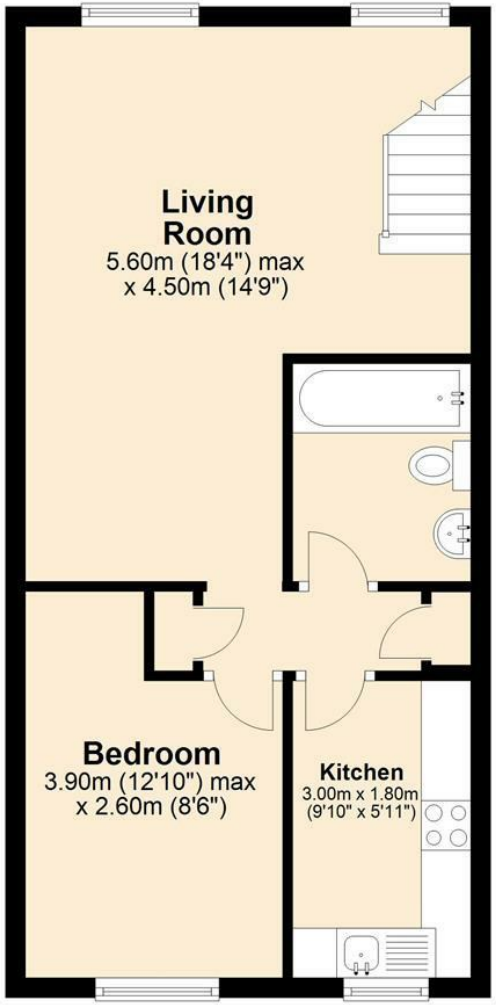
MINIMUM INCOME REQUIRED = £29,850 pa

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




Total area: approx. 43.2 sq. metres (465.0 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.

