



STEVENS PROPERTY  
MANAGEMENT



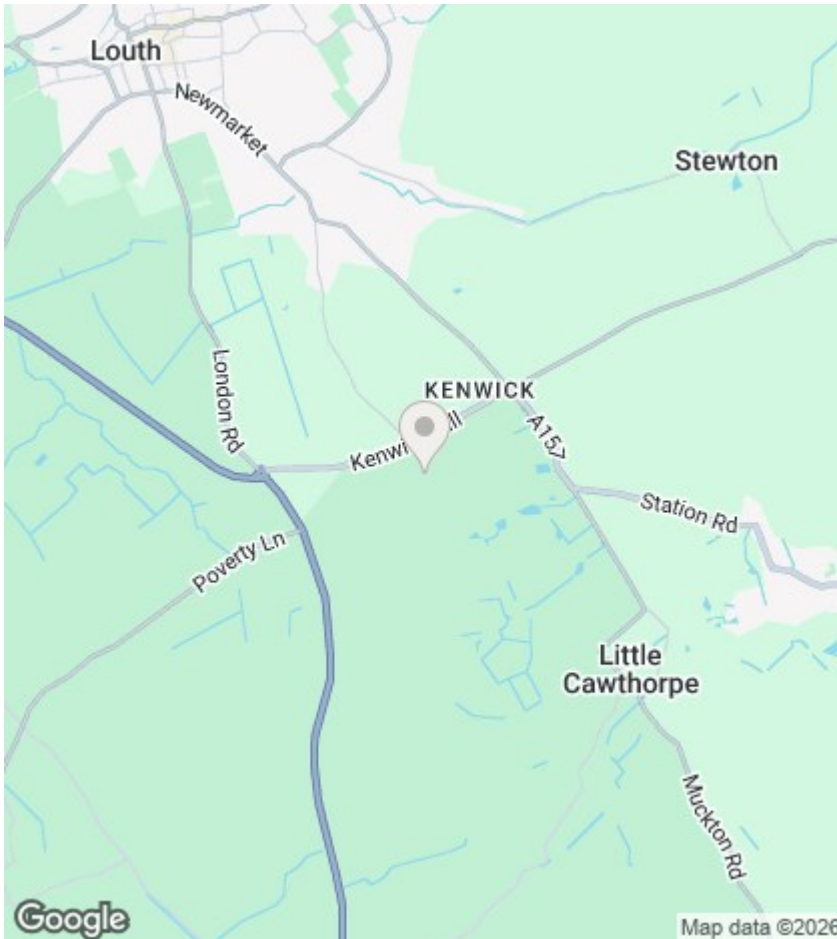
## Kenwick

RENT £850 Per Month DEPOSIT £980  
COUNCIL TAX BAND C EPC 42

- Detached Log Cabin
- 3 Double Bedrooms, 2 Bathrooms
- Fully Furnished, Electric Heating
- Parking outside.
- Nestled in woodland location
- Open Plan Living/Dining Kitchen with Log burner
- Water, Electric, Maintenance charge billed quarterly
- NOT AVAILABLE UNTIL 8TH JULY 2026

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Nestled within the serene woodlands of the esteemed Kenwick Park Estate, this charming detached log cabin, offers a delightful retreat for those seeking tranquillity and comfort. The property boasts three well-appointed bedrooms, 2 bathrooms, utility cupboard and the heart of the home features a welcoming reception room, complete with a log burner that adds a touch of warmth and character, perfect for cosy evenings in. The electric storage heaters throughout the property provide additional comfort during the cooler months, ensuring a pleasant living environment year-round. This fully furnished log cabin is designed for ease of living, allowing you to move in and start enjoying your new home immediately. Parking is conveniently available right outside the lodge, making access effortless. Additionally, all electric and water charges are calculated on a quarterly basis by the park, payable by the tenant, providing a straightforward approach to utility management. There is a ground rent charge of £248.00 per quarter.

EPC 42E Council Tax is exempt for this lodge. Electricity and water is billed in arrears, quarterly by Kenwick Park Estate.

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL THE 8TH JULY 2026.

## General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection

Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

