Folkestone, CT20 2LT

£1,750 PCM

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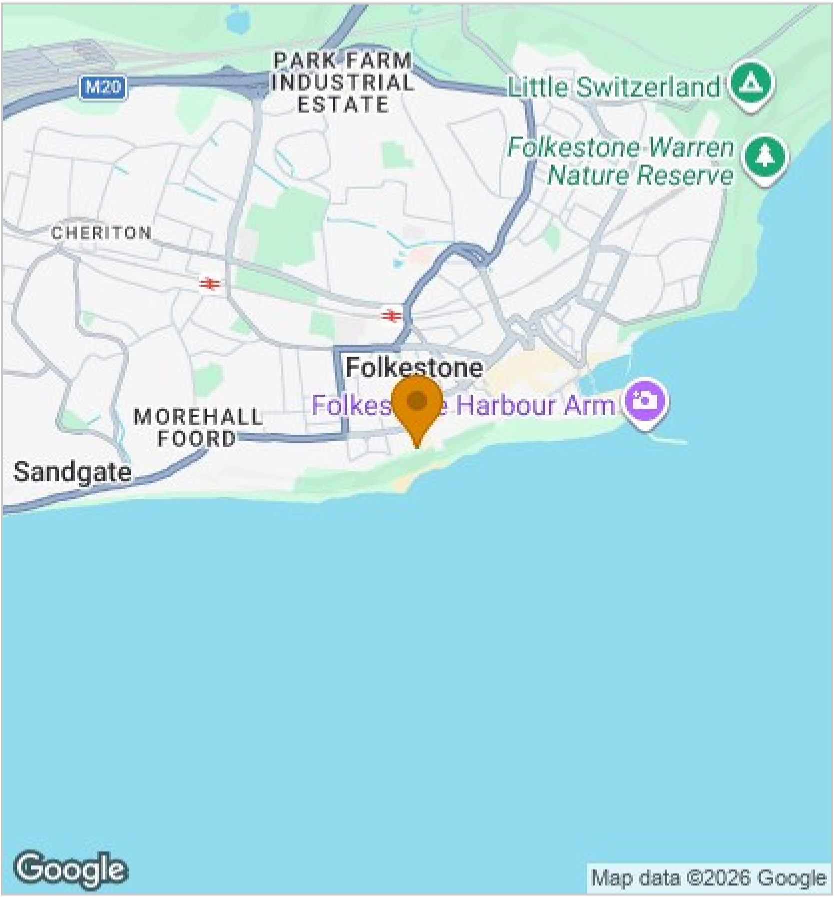
An elegant and very spacious 5 bedroom first floor flat in The Metropole. This wonderful property has been completely redecorated including new carpets to many rooms. The magnificent hallway is over 60ft in length with all the rooms leading off to both sides. The large master bedroom comes with an en-suite bathroom. There are three further double bedrooms some with additional wardrobe space and a further study/5th bedroom. There is a modern family bathroom with separate shower and bath, and modern kitchen with fully fitted appliances including electric oven and hob, large full height double door fridge and freezer, dishwasher and additional pantry area. There is also a separate utility room with washing machine sink and further storage. There is also a large living room and separate dining room. The property has many original and interesting features including several fireplaces, timber panelling and sash windows. There is a significant amount of storage with numerous cupboards and some wardrobes. Outside there are parking bays. Close to the Leas and a short walk into the town centre and a 15 minute walk to the train station. Would suit professional or retired couple. The block also benefits from a lift for ease of access and the apartment has secondary glazing for extra comfort. Sorry, no pets.

Area Map



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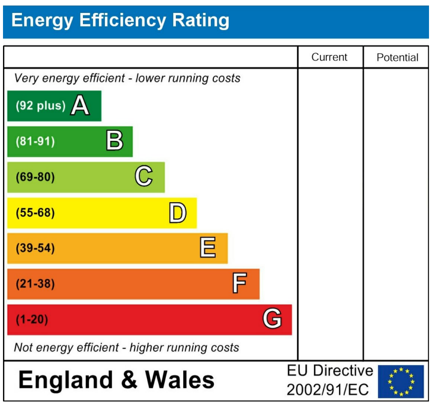

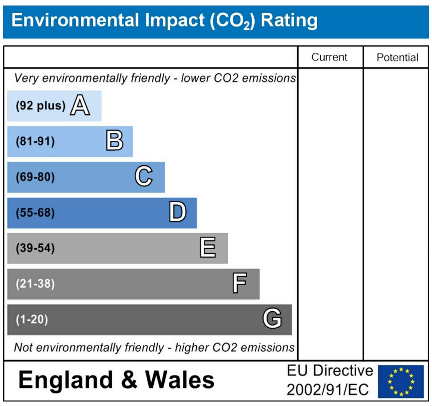

Costs & Fees:

Upon application, a Holding Deposit (1 week's rent) is due. This will be deducted from the first month's rent.

The Holding Deposit is refundable in the following circumstances -
IN FULL
If the offer is not accepted by the Landlord or
The Landlord withdraws the property or
If the Landlord decides the references are unsatisfactory or
The Landlord does not agree the SPECIAL CONDITIONS requested.

The Holding Deposit is NOT refundable:
If the tenant makes additional requests such as permission to keep a pet, wanting a permitted occupier, wanting the landlord to provide items not already offered as part of the tenancy, specialist cleaning, different rent due days, etc 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 30x the monthly rent.
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.

When you move in we will require (in cleared funds):-
Security deposit - (5 weeks' rent)
First month's rent in advance (minus any holding deposit paid)
If you move in part way through a month, you may be required to pay an apportioned rent for the remainder of that month that will not exceed one months' rent.

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 35x the monthly rent pa 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.

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