



Wheeler Street,  
Maidstone ME14 1TU  
£950 Per Month

COLES  
TOWN & COUNTRY  
VALUERS • LETTINGS & ESTATE AGENTS

Welcome to this charming one-bedroom flat, a cozy haven perfect for a single person or a couple seeking comfort and convenience.

As you step into the open-plan lounge, kitchen, and diner, you'll immediately appreciate the flexibility this layout provides. The bedroom is a tranquil retreat, offering a peaceful haven for rest and relaxation. The separate bathroom adds a touch of privacy and convenience, featuring contemporary fixtures and finishes.

While this flat is modest in size, its efficient layout maximizes every square foot, creating a comfortable and functional living space. The property is ideal for those who appreciate low-maintenance living without compromising on style. The flat also benefits from new flooring and carpet throughout.

Located close to Maidstone town centre, you'll find yourself within easy reach of local amenities, shops, and public transportation, ensuring that you can enjoy the best the area has to offer.

Whether you're a young professional looking for a conveniently located flat or a couple seeking a cozy nest to call home, this one-bedroom flat offers the perfect blend of style and practicality. Don't miss the opportunity to make this charming space your own – a place where simplicity meets comfort.



## 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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## Location Map

