

VALE & MARSH

1 Hole Park Cottages, Benenden Road
Rolvenden TN17 4JB

A charming three-bedroom cottage set within the grounds of a beautiful private estate in the heart of the Kent countryside. The property has been redecorated throughout and is provided with bespoke newly made curtains. The ground floor accommodation comprises 2 reception rooms, kitchen, utility area and bathroom. The first floor has 3 good size bedrooms and a useful attic / storage room. The garden is detached from the house and offers an attractive space to relax and enjoy the outdoors.

Services
Electricity: mains supply
Heating / Hot Water: Biomass district heating system, heating all the properties at the site.
Water: Currently unmetered but the landlord reserves the right to install a meter.
Sewage: Shared treatment plant, 1/3 cost chargeable.

£1,600 PCM





Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-
Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement
as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the
tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the
tenancy.

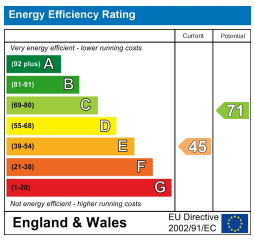
Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in
order to pursue non-payment of rent. Please Note: This will not be levied until the
rent is more than 14 days in arrears.

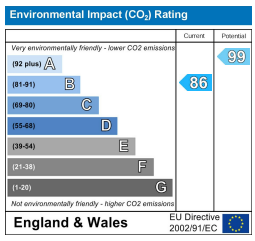
Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security
device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other
persons requiring keys will be charged to the tenant. If extra costs are incurred there
will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or
other security device(s).

Variation of Contract (Tenant's Request)
£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's
instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To
cover the costs associated with taking landlord's instructions, new tenant referencing
and Right-to-Rent checks, deposit registration as well as the preparation and execution
of new legal documents.

Client Money Protection is provided by Safe Agent. Redress through The Property Ombudsmen Scheme.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.
A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale.
If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Zoopla.co.uk
rightmove.co.uk
The Property Ombudsman

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