

# Property Details

Flat 3, Bockenham House, The Fairway, Rochester, Kent, ME1 2LX

**£900 PCM**



# Property Photos

Flat 3, Bockenham House, The Fairway, Rochester, Kent, ME1 2LX



Creation Date

**23/10/2023**

# Property Photos

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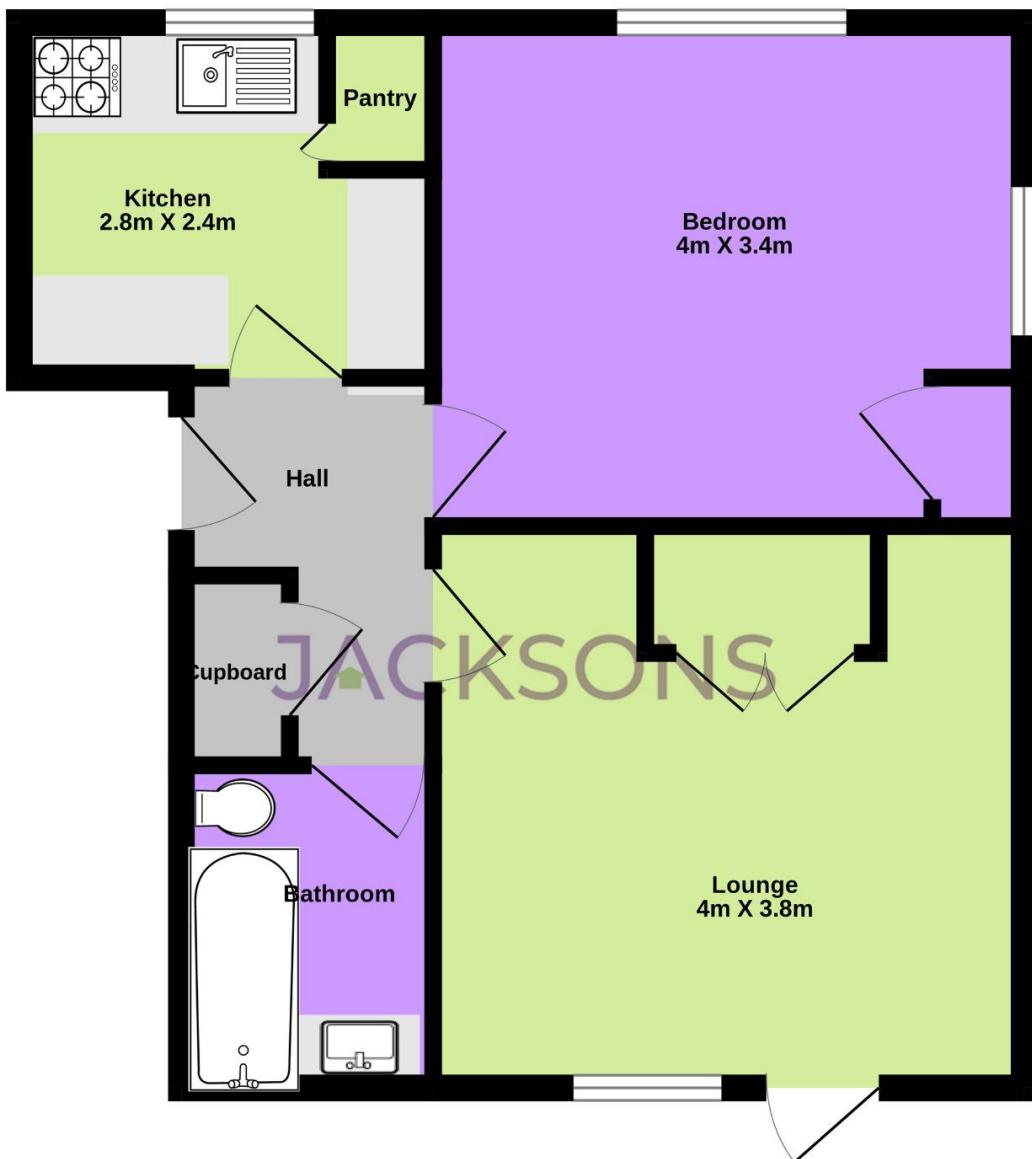
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# Property Floor Plans

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1st Floor Flat



Not To Scale For Illustration Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property Info

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<b>Property Type</b>	<b>Property Style</b>
Flats / Apartments	Flat
<b>Bedrooms</b>	<b>Bathroom</b>
1	1
<b>Receptions</b>	<b>Tenure Type</b>
1	Leasehold
<b>Floor Area</b>	<b>Agency Type</b>
47 sqm	-
<b>Parking</b>	<b>Type</b>
None	Lettings
<b>Let Rent Frequency</b>	<b>Deposit</b>
PCM	£1,035
<b>Contract Months</b>	<b>Price</b>
-	£900
<b>Land Size</b>	<b>Age of Property</b>
-	-
<b>Year Built</b>	<b>New Home</b>
-	No
<b>Student Property</b>	<b>Date Available</b>
No	09/10/2023 15:57
<b>Let Type</b>	<b>Furnished Type</b>
Long Term	Unfurnished

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# Property Features

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## Feature 1

1st Floor Flat

## Feature 2

1 Large Bedroom

## Feature 3

New Kitchen

## Feature 4

New Bathroom

## Feature 5

Convenient Location

## Feature 6

View By Appointment

## Feature 7

Epc Rating C (75)

## Feature 8

Medway Council Tax A

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# Property Description

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**Refurbished Throughout This Impressive 1 Bed First Floor Flat Is Immaculate & Available Immediately.**

BEFORE Booking A Viewing You MUST COMPLETE A CANOPY RENT PASSPORT, Please Note That There Are NO EXCEPTIONS To This Process.

Please DO NOT CALL To Book A Viewing. The Quickest Way To Secure A Viewing Is To Click the REQUEST DETAILS BUTTON & On Receipt Of Your Enquiry We Will Send You A Registration Link & A Link For A Canopy Rent Passport.

Once This Has Been Successfully Completed & Approved A Team Member Will Email You To Book A Viewing.

The Process For Securing Any Of Our Rental Property Is The Same. This Is The Fairest Way For Tenants To Secure A Viewing & Is Part Of The Service Which We Offer To Our Landlords.

Refurbished Throughout This Impressive 1 Bed First Floor Flat Is Immaculate & Available Immediately. Newly Installed High Shine Fitted Kitchen With Built In Oven, Hob & Cooker Hood, Newly Installed Bathroom Suite, Neutral Decor Throughout & Wooden Effect Floors. Communal Gardens & Local Shops & Bus Routes Are Close At Hand.

View By Appointment Before a viewing can be booked you must complete a tenant passport on the Canopy website. This takes a few minutes to complete and can be found on our MEDIA tab.

Holding Fee Required To secure this property a holding fee of 205 will be required before commencing to referencing.

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Landlord's Requirements

Available to view immediately

Available to move in immediately

Deposit 1035

Pets Considered

No Smokers

All tenants subject to reference including affordability, suitability and creditworthiness.

Jacksons Tenancy Fees – For Individuals In order to proceed with a property, you will need to pay a holding fee. There may be other fees for which you will be liable as a condition of the tenancy. They are listed below:

Holding Fee (per tenancy) 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).

The calculation for this is as follows: Multiply the monthly rent x 12 (months in the year) then divide by 52 (weeks in the year). E.G. Rent of 1,000 pcm x 12 = 12,000 p.a. 52 = 230.77.

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

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the rent is more than 14 days in arrears.

## Lost key(s) or other Security Device(s)

Tenants are liable to 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 costs of a locksmith, new lock and replacement keys for the tenant, landlord 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 (Tenants Request) 50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants Request) 50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation of new legal documents.

Early Termination (Tenants Request) Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Utilities (Payable to the supplier) To include gas, water, sewerage, electricity or any other fuel unless included within the rent.

Council Tax Payable to the billing authority unless classed as exempt.

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Communications Telephone and broadband charges unless otherwise included within the rent.

Cable / Satellite Both the installation (upon approval from the landlord) and subscription to the relevant suppliers unless otherwise included within the rent.

Television Licence Payable to the billing authority

Damages for Contract Breach Payment for damages in breach of the tenancy agreement or an agreement between Jacksons and a relevant person (tenant, guarantor or person acting on behalf of the tenant).

Other Payments Any other permitted payments, not included above, under the relevant legislation including contractual damages. If there is anything you do not understand or if you have any questions regarding any of our fees please raise this with a member of our lettings team.

Jacksons are NAEA Propertymark licenced members: [www.naea.co.uk](http://www.naea.co.uk)

Jacksons are also members of SafeAgent: [www.safeagents.co.uk](http://www.safeagents.co.uk)

Client Money Protection is provided by: Propertymark. Scheme Ref: C0004950

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: N00488

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## Complaints Procedure

Should you wish to make a complaint about Jacksons Estate Agents or a member of its staff, please write to Jacqui Bradshaw, 76 High Street, Rainham, Kent ME8 7JH.

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