



High Street, Newington, Kent

Council Tax band A | Neutral Décor Throughout. | Excellent Transport Links. | Three Double Bedrooms | Long-Term Let | Allocated Parking | Close To Local Amenities

Asking Price: **£1,250 Per Month**



High Street, Newington, Kent



DESCRIPTION:

Reardons are delighted to present to the market this rare three-bedroom apartment located in the heart of Newington High Street, ready for immediate move in! This bright and spacious property is perfect for anyone seeking a convenient location with all essential amenities right at your doorstep.

The apartment features three generously sized double bedrooms, providing ample room for wardrobes. At the front of the apartment, you'll discover a sizable lounge that offers plenty of room for your furnishings.

There is a spacious bathroom that features both a bath and a separate shower, along with a large storage cupboard. The well-appointed kitchen includes plenty of storage cupboards, a gas cooker, and designated space under the counter for a washing machine, dishwasher, and an undercounter fridge.

Additionally, the combi boiler is located in a separate room where there is additional space for storage. There is the added benefit of one allocated parking space adjacent to the property.

Unfortunately, due to their being no garden, pets are not acceptable in this property.

Water and electricity bills are managed by the landlord through a sub-meter located in the property's basement.

Ready for immediate move-in, this property presents an exceptional opportunity for a long-term let. Do not miss out on this fantastic offering! Contact us today to arrange a viewing.

Council Tax band A:

Full Year: £1,475.74 which equates to £122.97 per month.

Criteria:

No Bankruptcies or CCJs, IVAs in the previous 3 years.

Household Income of £37,500 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week): £288.46 to secure property and start referencing which will be deducted from the final balance.

Deposit: £1,442.30 (5 weeks)

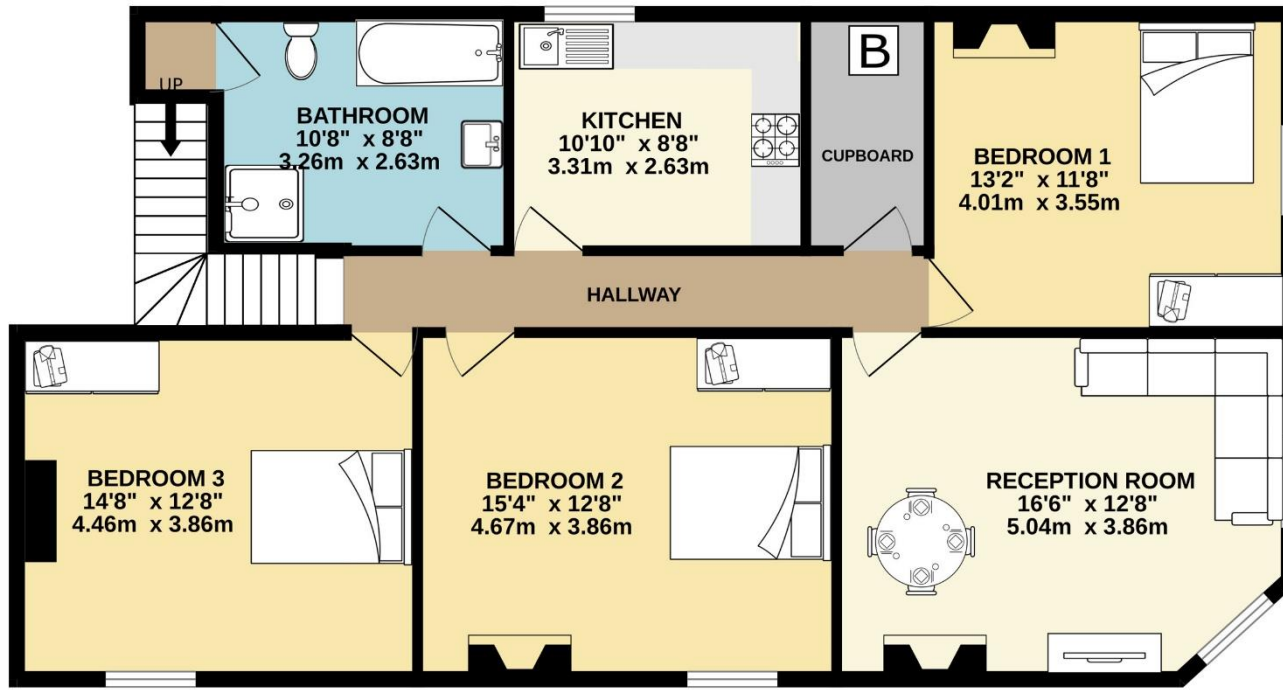
Rent: £1,250 per month

Total Move in cost: £2,692.30

Please contact us to arrange your viewing.







Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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