

Hillier Reynolds

**39B ROCK
ROAD,
BOROUGH
GREEN, KENT,
TN15 8RD**

£1,300 PCM



A beautifully presented 2 bedroom, ground floor maisonette.

Allocated parking for 1 car.

Convenient position being less than 1/3 mile from the High Street & station.



We are pleased to market this beautifully presented and maintained two bedroom ground floor maisonette. The property is located in a central village location just a short walk away from the local shops and mainline station with regular services to London Bridge, Charing Cross and Victoria.

There is a porch that leads into the entrance hall. The larger of the two double bedrooms is located at the front of the property on the left hand side. This is a bright and sunny room. The second bedroom is currently used as a home office.

The kitchen/diner is well-fitted and stylish with a good selection of units providing a good level of storage. There is plenty of space for a dining table.

The lounge is a well-proportioned and bright room with skylights. There is a door that leads out to a small courtyard area.

The bathroom is stylish and modern with a large walk-in shower cubicle as well as a bath.

There is allocated parking for one car opposite the property.

The property is available to rent from 2nd January 2025

PLEASE NOTE THE COSTS TO PROGRESS WITH THIS HOME ARE AS FOLLOWS:

**A Holding deposit of £300.00 is required prior to references commencing.
Security Deposit of £1,500 to be held in deposit protection scheme.
First month's rent will be required in advance.**



ACCOMMODATION

Entrance Porch

Entrance Hallway

Kitchen/Diner

13'6" (4.11m) x 12'11" (3.94m)

Lounge

13'11" (4.24m) x 13'4" (4.06m)

Bathroom

9'7" (2.92m) x 8'10" (2.69m)

Bedroom 1

14'4" (4.37m) x 9'2" (2.79m)

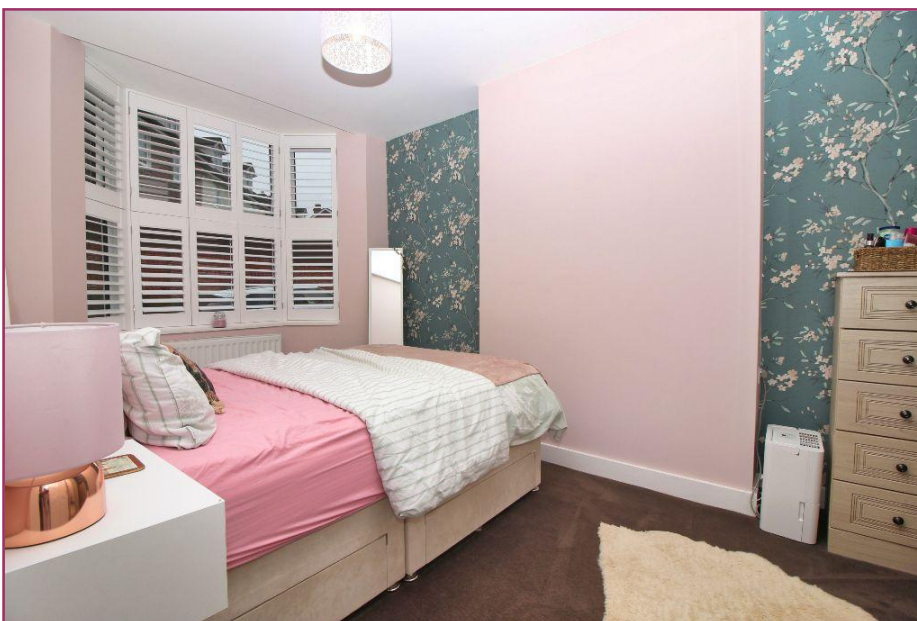
Bedroom 2

13'11" (4.24m) x 8'11" (2.72m)

Outside

Courtyard area to front. Separate allocated parking for 1 car.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Helpful Information

Renting a home is a big commitment. Please feel free to ask us any questions that you may have about the process or alternatively there is the Government's How To Rent Checklist that is available upon request.

Route to View

From our office in Borough Green proceed south down Quarry Hill Road. Take the next right into Rock Road and the property can be found on the left hand side denoted by our For Sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For More Information or to arrange an appointment to view please contact us on:
 01732 884422
enquiries@hillier-reynolds.co.uk
 Or visit our website
www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.