



Holly Blue Drive, Iwade, Kent

Long Term Let | Council Tax Band B | Ground Floor | Allocated Parking | En-Suite | Two Bedrooms | Great Location

Asking Price: £1,150 Per Month



Holly Blue Drive, Iwade, Kent



DESCRIPTION:

We are delighted to offer for rent this beautifully presented ground floor two-bedroom apartment, located in the charming village of Iwade.

Upon entering, you'll be welcomed by laminate flooring and a convenient storage cupboard, along with two generously sized double bedrooms, each designed with built-in wardrobes to meet your storage needs. The master bedroom also boasts the advantage of an en-suite bathroom. Additionally, there is a modern family bathroom that includes both a bath and a shower.

The modern kitchen offers ample space for your white goods. The kitchen seamlessly connects to the lounge and dining area, providing plenty of room for all your needs.

This property includes allocated parking for your convenience.

Iwade is a quiet village that boasts a variety of facilities, including Iwade Primary School and Happy Days Nursery. The area features a family-run pub, a new medical centre, and other local amenities. Additionally, Sittingbourne town centre is approximately 3 miles away, offering a mainline train station, while the A249 is just a short drive away. Local coach services are also available for journeys to London.

Council Tax band B: Full Year: £1,710.65 which equates to £142.55 per month.

Criteria:

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

Household Income of £34,500 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week): £265.38 to secure property and start referencing which will be deducted from the final balance.

Deposit (5 weeks): £1,326.92

Rent: £1,150 per month

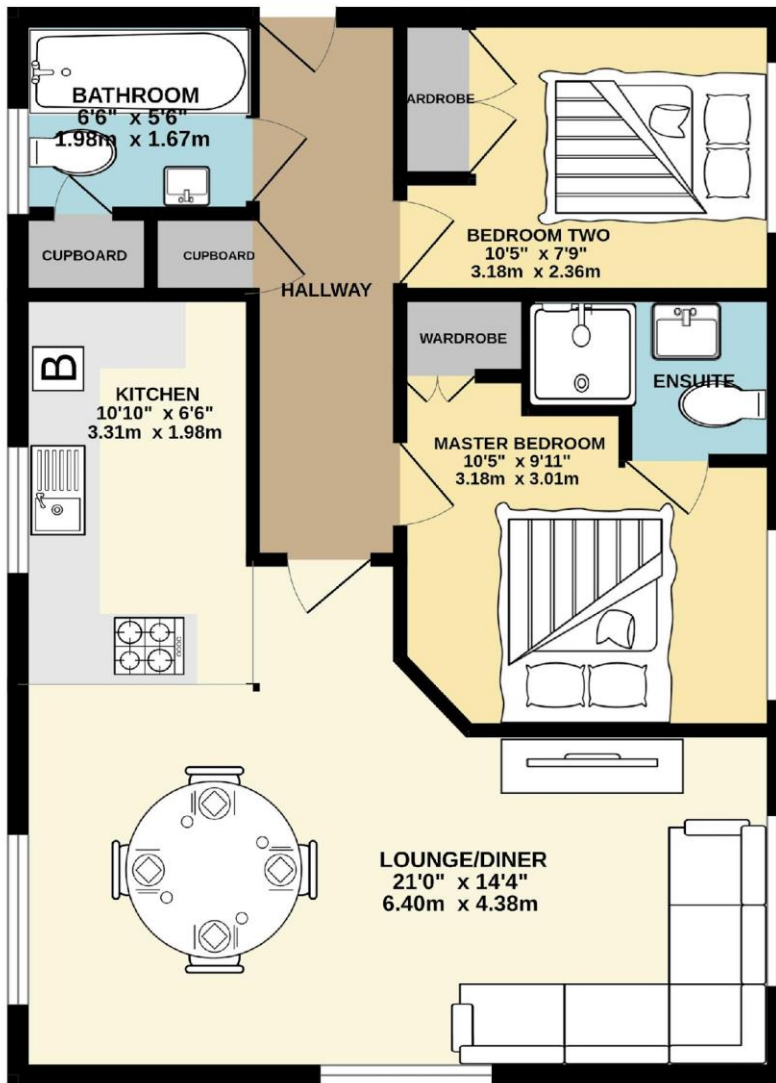
Total Move in cost: £2,476.92

Please contact us to arrange a viewing.

CHECK OUT OUR VIRTUAL TOUR!







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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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