



2a, Old Kent Road, Paddock Wood, TN12 6JD
£1,250 PCM

About this property.....

If you are looking for a modern, unfurnished 3 bedroom home in the centre of a rural town with commutable train station just 200m walking distance away then look no further. This newly built home is laid out over 3 storeys and also boasts a driveway suitable for 2 cars. For more information or to arrange a viewing please call or email us and we will be glad to show you around.

Situation.....

Paddock Wood is a small town with many independent stores, banks, Waitrose Supermarket as well as a Sports Centre. Both the Primary School and Mascalls Secondary School were rated 'Good' by Ofsted in 2016 with the secondary also having outstanding features. The train station is in the heart of the town and offers direct services to London Cannon Street and Charing Cross in under 1 hour.









Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £37,500 pa

TENANTS WITH PETS = NOT ACCEPTABLE

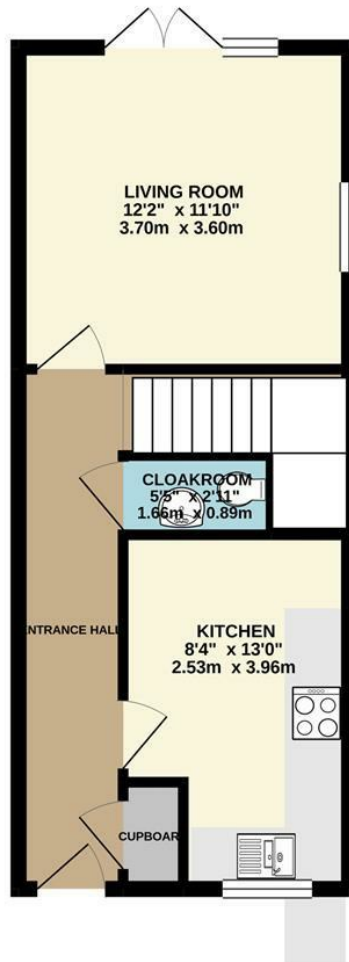
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

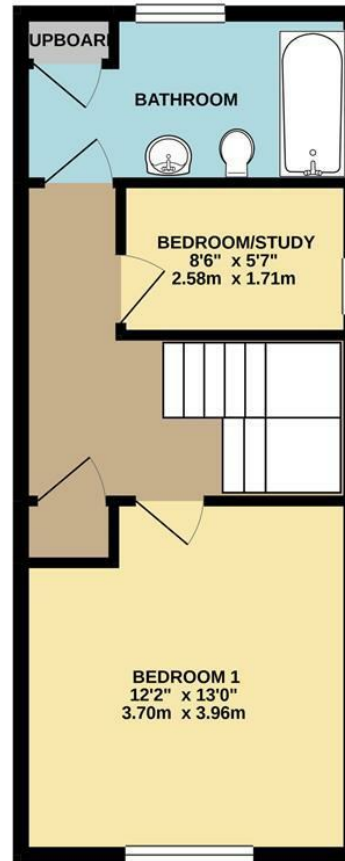
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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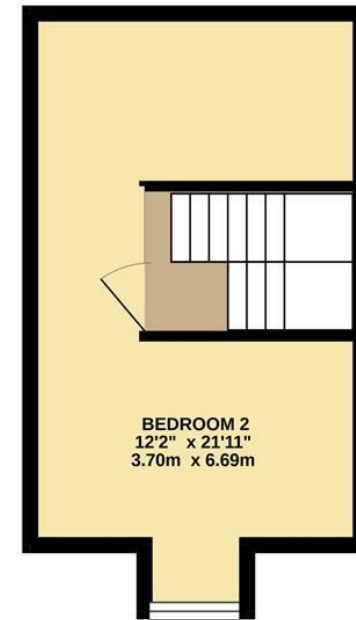
GROUND FLOOR
375 sq. ft. (34.8 sq. m.) approx.



1ST FLOOR
375 sq. ft. (34.8 sq. m.) approx.



2ND FLOOR
246 sq. ft. (22.9 sq. m.) approx.



TOTAL FLOOR AREA : 996 sq. ft. (92.6 sq. m.) approx.

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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Agents Notes

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