

Fell Reynolds

www.fellreynolds.com

CHARTERED SURVEYORS • ESTATE AGENTS • VALUERS • PROPERTY MANAGEMENT



Flat 2 Ascot House, 26-30 Tontine Street, Folkestone, Kent, CT20 1JU

- First floor flat
- Open plan living room/kitchen
- Bathroom with shower over bath
- Well maintained block
- One bedroom
- Fitted kitchen area
- Located in Creative Quarter
- GFCH and Double Glazed

Tontine Street

£385 PCM

Folkestone Residential Sales

125 Sandgate Road
Folkestone, Kent CT20 2BL
Tel: 01303 850125
Fax: 01303 851494

Commercial Department

125 Sandgate Road
Folkestone, Kent CT20 2BL
Tel: 01303 854120
Fax: 01303 851494

Hythe Residential Sales

93 High Street
Hythe, Kent CT21 5JH
Tel: 01303 266422
Fax: 01303 266444

DESCRIPTION

This first floor one bed flat is situated in a well maintained block located in the heart of Folkestone's Creative Quarter with easy access to the beach, harbour area and main bus routes.

Folkestone town centre is a short walk away.

Open plan living room with modern fitted kitchen area, bathroom with shower over the bath and one double bedroom.

Laminated flooring throughout.

GFCH and double glazed throughout.

Working applicants only. Not suitable for Children. No Smokers.

TENANCY INFORMATION

Tenancy Information

What permitted payments can I expect to pay if I rent a property with Fell Reynolds?

When you have agreed on the property of your choice, Fell Reynolds will provide you with a Tenancy Application Form. This helps explain not only the next stages of your application but any permitted payments which are due before you sign your Tenancy Agreement and any which may become payable during and after the tenancy.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Holding Deposit (per tenancy) One week's 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). If the tenancy does proceed the holding deposit will be converted into part payment of the actual deposit.

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 and applies to Assured Shorthold Tenancies (AST).

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 and applies to Assured Shorthold Tenancies (AST).

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 the rent is more than 14 days in arrears, but will then be calculated from the Rent Due Date.

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 (Tenant's Request) £50 (inc. VAT) per agreed variation per tenant. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) per tenant. Should the tenant wish to leave their contract early, they shall be liable to the landlord's 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.

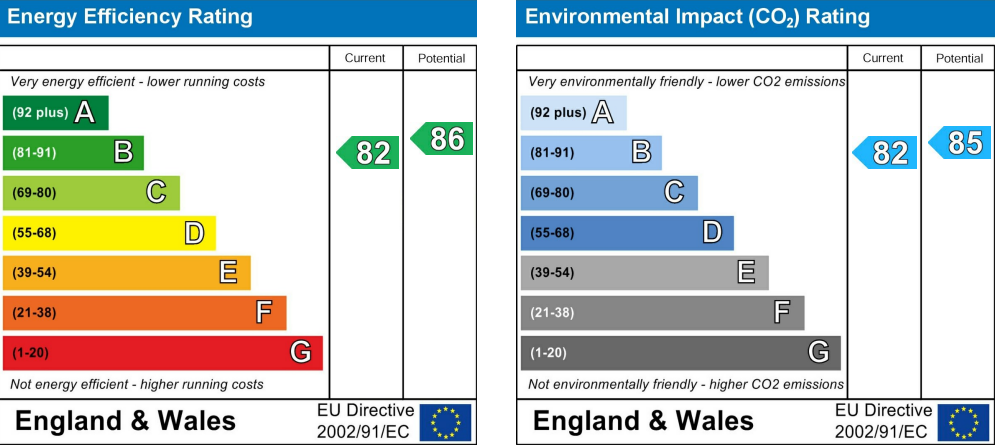
Redress. Fell Reynolds are members of the Property Ombudsman scheme.

Client Money Protection. Estate Services (Southern) Limited, trading as Fell Reynolds, are members of the Client Money Protect scheme for Landlords and Tenants under membership number CMP004706.



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ENERGY PERFORMANCE CERTIFICATE



FLOOR PLAN

VIEWING

Strictly by appointment through this office. To view please contact 01303 850125

Reference to all appliances, fittings or services does not imply fitness for use
WE SHALL BE PLEASED TO ARRANGE A VIEWING AT YOUR CONVENIENCE

Chartered Surveyors: As Chartered Surveyors, we are able and experienced to carry out valuations of all types and also to prepare for clients R.I.C.S. Home Buyers Reports or full structural surveys.
Fell Reynolds is the trading name of Estate Services (South East) LLP and for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- 1) the particulars are set out as a general outline only for the guidance of introducing purchasers or lessees and do not constitute any part of an offer or contract. 2) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the corrections of each of them. 3) no person in the employment of Estate Services (South East) LLP t/a Fell Reynolds has any authority to make or give any representation or warranty whatever in relation to this property.

**If you would like a FREE Market Appraisal on your property,
please contact us for an appointment without obligation.**