



63, Sandling Park, Sandling Lane, Maidstone, ME14 2NY
£1,200 PCM

About this property.....

If you are looking for a spacious modern apartment on a prestigious out of town development then look no further as this one really takes some beating. This light-filled, first-floor apartment has a large open plan living space incorporating living and dining areas and a modern kitchen and a large balcony with views to the North Downs. There are 2 double bedrooms with the master having an en-suite shower room and a separate bathroom. Externally there is an allocated parking space and well-tended communal gardens.

Situation.....

The property is located to the North of Maidstone in the area of Sandling with its easy access to the Kent countryside and the popular Whatman 'Millennium' Park which runs alongside the river. Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The property is also situated very close to junction 6 of the M20 providing access to London and the coast.









Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £36,000 pa

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

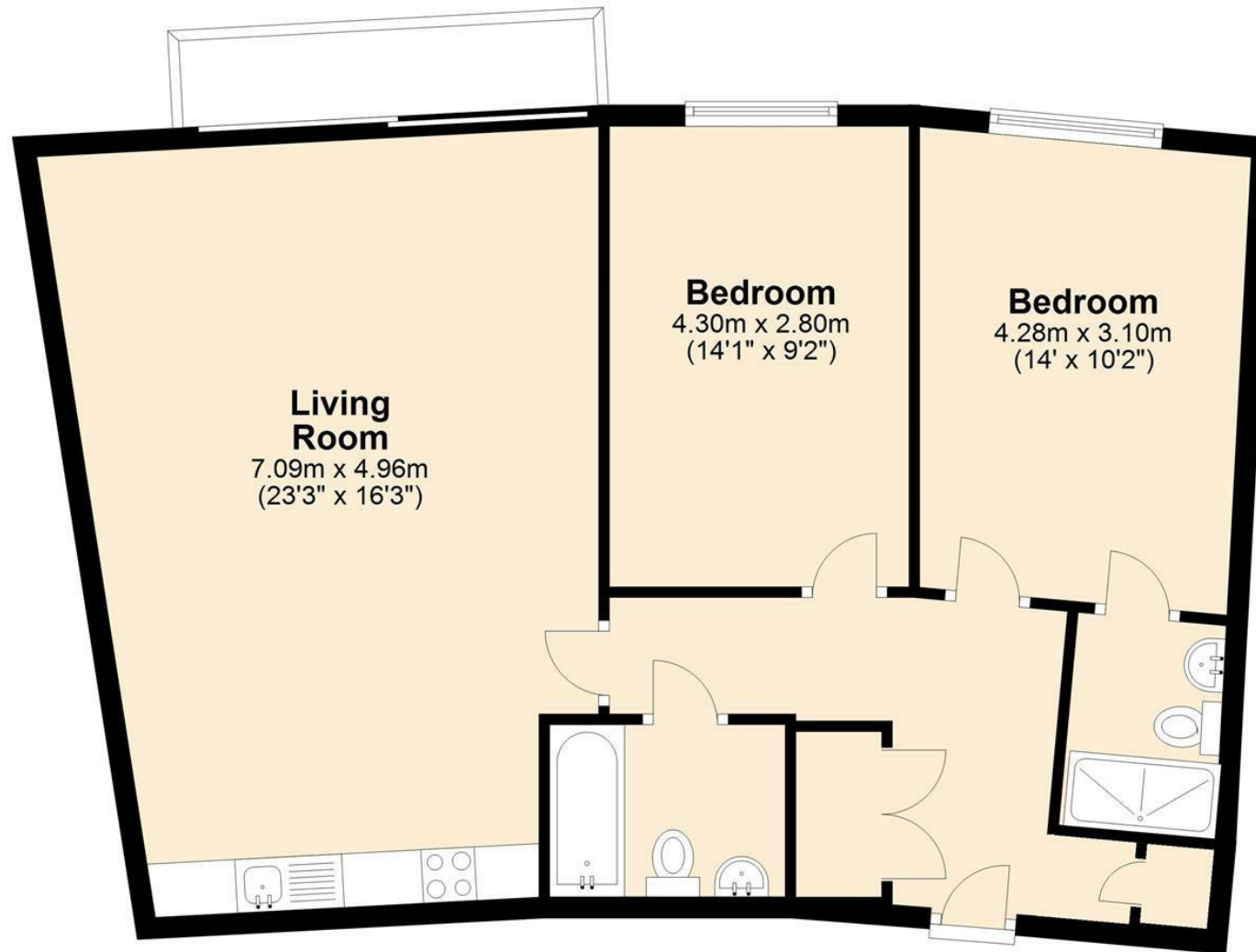
HOLDING DEPOSIT = ONE WEEKS' RENT

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).

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

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First Floor



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

