Vaughan Hammond

CHARTERED SURVEYORS PROPERTY MANAGEMENT



A very attractive unfurnished 2 bedroom ground floor flat in the West wing of this Grade 2 listed building. With large room sizes and high ceilings this lovely property is situated on the Leas, within walking distance from the town centre and train station. Good sized kitchen, lounge diner, 2 double bedrooms (one with en-suite shower) and family bathroom. parking space and GCH. Water bills included. Council tax band B.

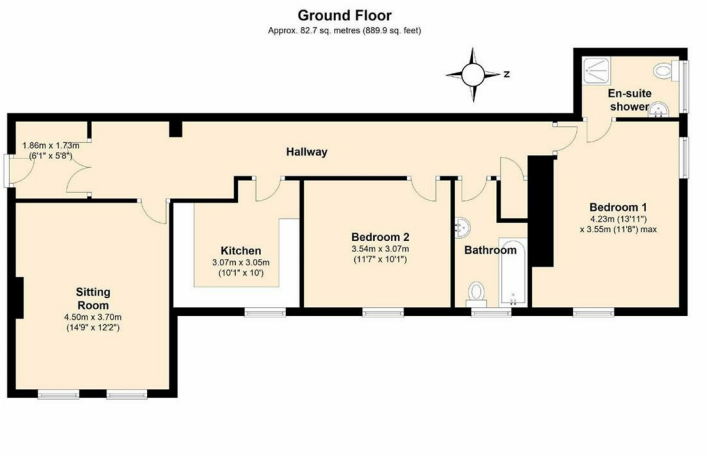






The Leas | | Folkestone | CT20 2LT

£1,100 PCM





COSTS AND FEES

Holding Deposit

£253 (1 week's rent). This will be deducted from the first month's rent.

The Holding Deposit is not refundable:

If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £33,000 pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

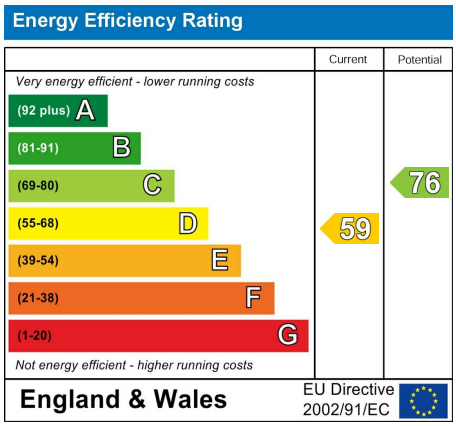
If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.

When you move in we will require (in cleared funds):-

Security deposit - £1,265 (5 weeks' rent)

First month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £39,600 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.



- Ground Floor Apartment
- Grade 2 Listed Building
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Ensuite
- Parking Space
- Walking Distance to Town Centre & Train Station

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