



A stunning 1st floor apartment located in an award-winning gated hillside development with breath-taking views over the English Channel. The splendid reception area welcomes you into the building from where you can take the lift or stairs to the first floor. The apartment boasts luxury fixtures and fittings throughout. The beautiful kitchen offers top of the range integrated appliances. The spectacular lounge/dining room has sliding patio doors to the glass-fronted balcony overlooking the sea. The master bedroom has bespoke fitted wardrobes, doors leading to a further balcony with glass balustrade and well-appointed en suite bathroom. The second bedroom also boasts fitted wardrobes and balcony and the third bedroom/study has dual aspect windows. There is also a luxurious family bathroom with walk-in shower. The secure car park offers allocated parking for one car plus car charging facilities. Available from end of May.



Encombe | | Sandgate | CT20 3TW
£2,200 Per Calendar Month

COSTS AND FEES

Holding Deposit

£506 (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 £66,000 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 - £2,530 (5 weeks' rent)

First month's rent in advance.

If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full 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 £79,200 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Osborne House
3-5 Portland Road
Hythe
Kent
CT21 6EG
01303 262208
lettings@vhpm.co.uk
Vaughanhammond.co.uk