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## 6 ALBION COTTAGES MARDEN

- Character Mid Terraced Period Cottage
- Sitting Room with Inglenook Fireplace
- Kitchen/Dining Area
- 1<sup>st</sup> Floor Double Bedroom and Bathroom
- 2<sup>nd</sup> Floor Double Eaves Bedroom
- Enclosed Rear Garden with Parking Space
- Walking Distance of Mainline Station
- Pets Considered

Available 20 July 2016. This charming period cottage is in a convenient village centre location within walking distance of all amenities and the main line railway station. Accommodation on the ground floor comprises sitting room with inglenook fireplace and fitted kitchen/dining area with single oven and gas hob, washing machine and refrigerator. On the first floor is a double bedroom with built in cupboard and the bathroom. On the second floor is an attic bedroom with built in cupboard. A door from the kitchen gives access to the delightful rear garden which is mainly brick paved with a terrace area, a small lawned area and beds to the rear. There is a shed and small outside store. There is road access to the rear of the property providing gated access to a parking space for one car.

Utilities: Mains electricity, water and drainage. Gas fired central heating. Council Tax Band C (Maidstone Borough Council). EPC Rating: D.

**£895.00 Per Calendar Month**

## Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.