



PARK LODGE, MARDEN

- Detached Lodge House
- Newly Refurbished Throughout
- Entrance Lobby and Hall
- Drawing Room with Log Burner
- Dining Room, Conservatory
- Kitchen/Breakfast with Utility
- Master Bedroom with Ensuite
- Two Double Bedrooms
- Enclosed Garden, Off Road Parking
- Cranbrook School Catchment Area

Refurbished internally and externally, this property is set in a tranquil location on the outskirts of the village of Marden, within easy distance of local amenities, schools and Marden and Staplehurst Main Line Stations. The property is also within the Cranbrook School Catchment Area. Park Lodge has brand new carpets throughout and includes new double glazing, new modern energy efficient electric heating system and new bathroom suites and fittings. The outside has gardens to all sides approached by a private drive with ample parking and with electric entry gates.

Utilities: Energy Efficient Electrical Heating System, Mains Electricity. Water and Drainage included in the rent. Pets negotiable.

£1,850 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 (non refundable)
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.