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CRANBROOK, KENT

- Attached Period Cottage
- Sitting Room with Fireplace
- Kitchen
- Double Bedroom, Dressing Area
- Bathroom, Loft Storage Space
- Communal Courtyard Garden
- Informal Off Road Parking
- Cranbrook School Catchment Area

AVAILABLE IMMEDIATELY . Boasting lovely character features namely beams to ceiling and walls, open stud beams between the kitchen and sitting room, with an inglenook fireplace (decorative only, not for use), this pretty period cottage is also located within the sought after Cranbrook school catchment area and within easy walking distance of the town amenities.

Utilities: Mains gas, water, drainage and electricity. New gas boiler (installed 2 years ago). Shared communal courtyard garden. Please note - the fireplace is not for tenants use. There is also a generously proportioned boarded and carpeted loft space, ideal for storage use. An informal arrangement exists to park one car off road. Regretfully no pets.

£725 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.