



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



11 Platinum Way, Borden, ME10 1FS £1,650 PCM

George Webb Finn are delighted to offer this new build 3-bedroom terraced house to the market. Nestled in the sought-after area of Borden along Platinum Way.

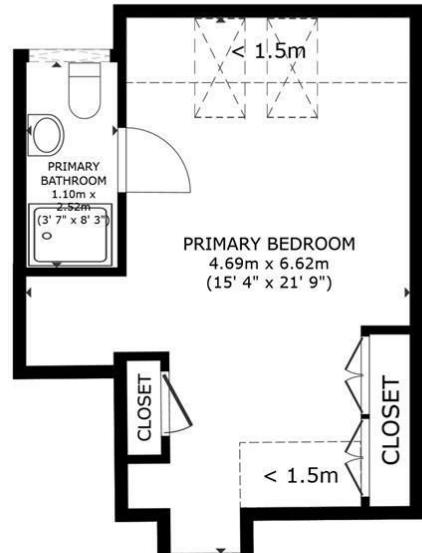
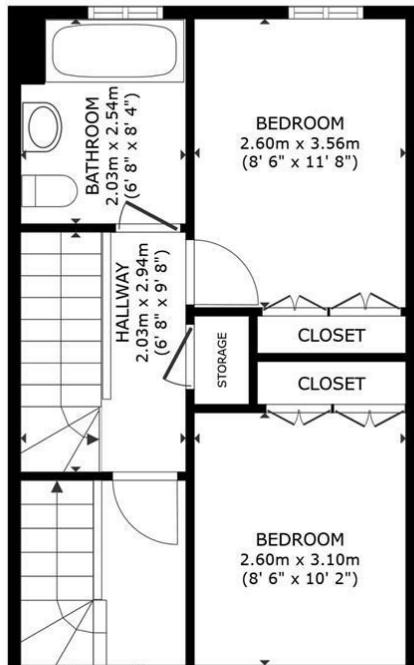
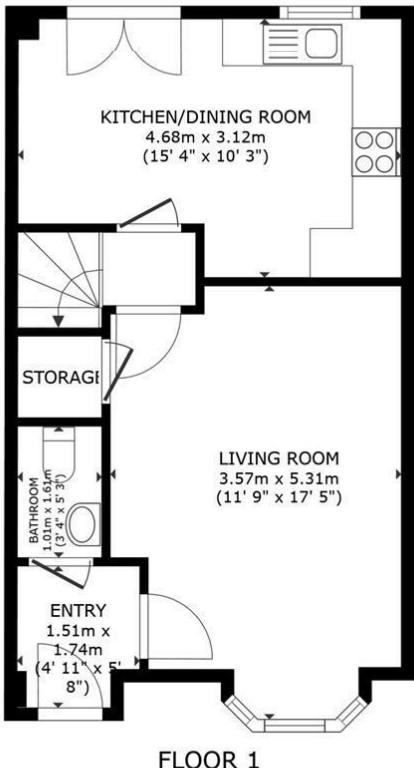
This modern property boasts three large double bedrooms, each equipped with fitted wardrobes offering ample storage space for all your belongings. The Property also boast two parking spaces to the rear of the property and a good sized rear back garden.

What sets this property apart is its eco-friendly features designed to save you money in the long run. With solar hot water system and a waste water heat recovery system, you can enjoy reduced energy bills while minimising your carbon footprint.

Available early September. Applicants will require minimum household income £49,500.00 for rent affordability checks. We regret that smokers and pets are not permitted.

W.C 5'0" m x 3'4" (1.53 m x 1.03)	water heat recovery system
Living Room 17'1" m x 11'9" (5.21 m x 3.59)	Heating features: Double glazing
Kitchen Diner 15'4" x 10'2" (4.68 x 3.12)	Broadband: Cable
Bedroom 11'6" m x 8'8" (3.52 m x 2.65)	Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Bedroom 10'2" m x 8'7" (3.10 m x 2.62)	Parking: Driveway - 2 cars
Bathroom 8'2" m x 6'5" (2.50 m x 1.96)	Building safety issues: No
Master Bathroom 15'4" x 21'8" (4.69 x 6.62)	Restrictions - Listed Building: No
En-suite 3'7" x 8'3" (1.10 x 2.52)	Restrictions - Conservation Area: No
Garden Rear good sized fully enclosed garden with freshly laid turf accessed through double French doors from the kitchen.	Restrictions - Tree Preservation Orders: None
Terms Rent £1650.00 per calendar month	Public right of way: No
Deposit £1,903	Long-term flood risk: No
Holding Deposit £412.50	Coastal erosion risk: No
Tenancy An Assured Shorthold Tenancy of twelve months duration	Planning permission issues: No
Viewings Strictly by prior appointment with the agent	Accessibility and adaptations: None
Conditions No smokers or pets permitted.	Coal mining area: No
Minimum Household Income Required £49,500 per annum	Non-coal mining area: Yes
Photographs and Virtual Tour created Aug 2024	Energy Performance rating: B
Verified Material Information	All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
Council tax band: NA	The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
Council tax annual charge: Awaiting costs from council	
Property type: Middle terraced house	
Property construction: Standard form	
Electricity supply: Mains electricity	
Solar Panels: Yes	
Other electricity sources: No	
Water supply: Mains water supply	
Sewerage: Mains	
Heating: Central heating via system boiler and waste	

Floor Plan



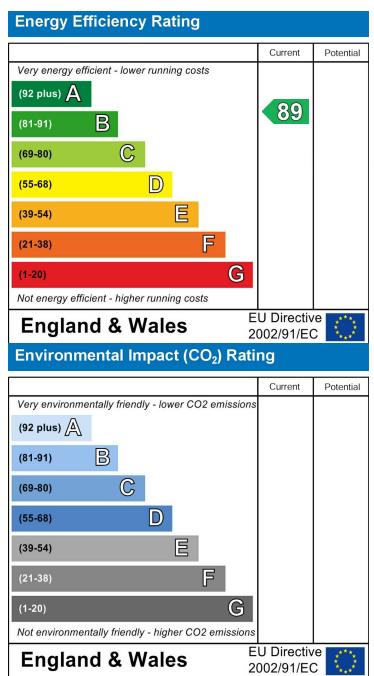
GROSS INTERNAL AREA
FLOOR 1 39.0 m² (420 sq.ft.) FLOOR 2 37.5 m² (404 sq.ft.) FLOOR 3 22.0 m² (237 sq.ft.)
EXCLUDED AREAS : REDUCED BEDROOM 4.0 m² (43 sq.ft.)
TOTAL : 98.6 m² (1,061 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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