



**Rock Cottage Atkins Hill, Boughton Monchelsea
Kent ME17 4GW**

A magnificently restored, 4/5 bedroom, 16th century country house set in an idyllic rural position on the outskirts of Boughton Monchelsea.

£3,250 PCM



Description

The accommodation comprises on the Ground Floor: large and beautiful kitchen with integrated appliances, Wolf Range and indoor BBQ, under floor heating and breakfast area, atrium with study area, laundry area, large sitting room with vast Inglenook fire place, large dining room with new wood burner. 1st floor: family bathroom (adapted for children), 2 double bedrooms, large master bedroom with high specification en-suite bathroom, 2nd floor: family shower room with high specification walk in show, 2 further double bedrooms.

Exterior: 1.6 acres, BBQ are, play area, mature garden, double garage and ample off street parking.

Periodic Garden maintenance - POA.

Obligatory alarm / security supplement - POA.

Unfurnished - pets considered.

Utilities: Mains gas, mains electricity, mains water

Council: Maidstone

Available: Early January 2024

Location

From Rock Cottage there are beautiful country walks and nearby are excellent local shops at nearby as well as primary and secondary schools. The sought after independent school of Sutton Valence is minutes away. Maidstone (3 miles), as the county town of Kent, is a major shopping and entertainment centre. The excellent rail link brings London Victoria within less than an hour. Maidstone also has excellent Grammar Schools. Marden and Staplehurst stations are within easy reach (10 mins) and provide services to Charing Cross and Cannon Street in approximately 60 minutes. The motorway network is accessed at M20 junction 5.

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

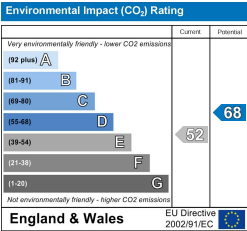
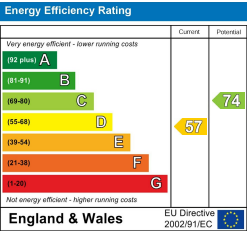
Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)
£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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