



Ground Floor, 44 Castle Hill Avenue

Folkestone, CT20 2RE

£1,345 PCM



A very spacious and elegant 2 bedroom ground floor flat. The entrance hallway leads into a large living room/ diner with conservatory overlooking the rear garden. There is a substantial master bedroom and a good sized second double bedroom, a modern kitchen and shower room with a separate WC. There are many original features including 4 fire places. To the rear there is the large conservatory leading out to a spacious garden and an off road PARKING space for one car. The property is ideally situated being a short walk from the train station, the town centre and the Leas. This is a very spacious flat and is sure to be very popular.



COSTS & FEES

Holding Deposit
£310 (1 week’s rent). This will be deducted from the first month’s rent.

The Holding Deposit is not refundable:
If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord’s costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £42,000 pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the “deadline for agreement” then a charge will be levied to cover the landlord’s costs up to a maximum charge of the deposit paid.

When you move in we will require (in cleared funds):-

Security deposit - £1545 (5 weeks’ rent)

First month’s rent in advance.

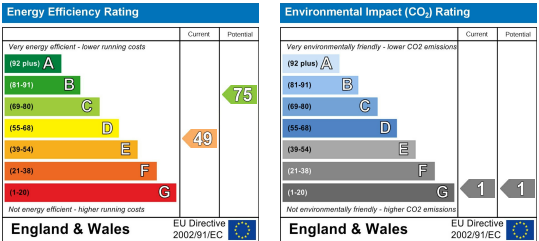
If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month’s rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can’t be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £50,500 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.

Area Map



Energy Efficiency Graph



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.