

smith woolley

chartered surveyors

21C, The Crescent, Folkestone, CT20 3EE

£2,350 PCM

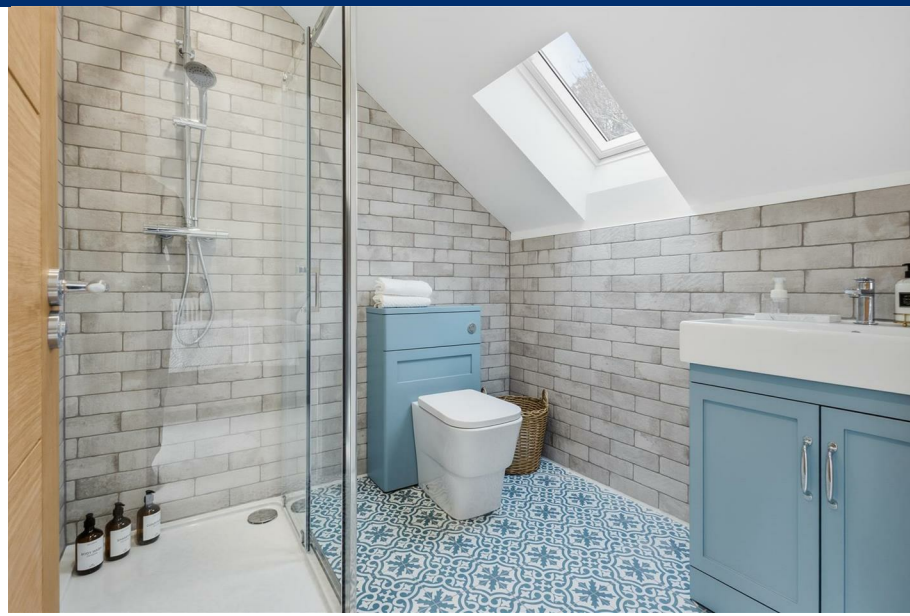
4 2 1 B

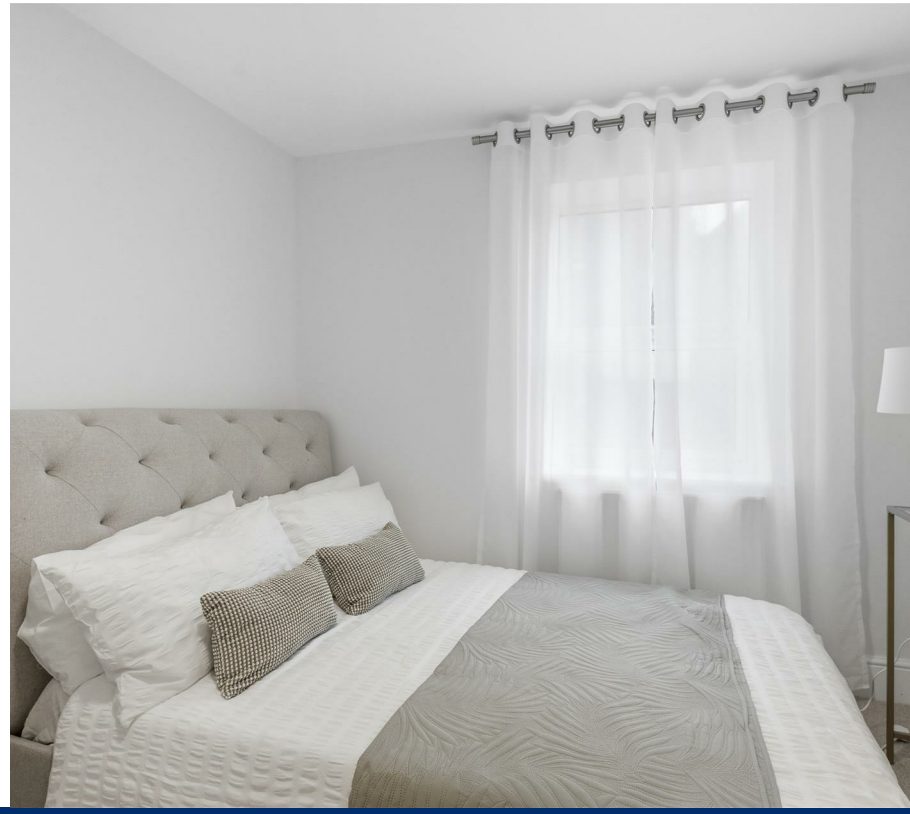

LIFE STYLE

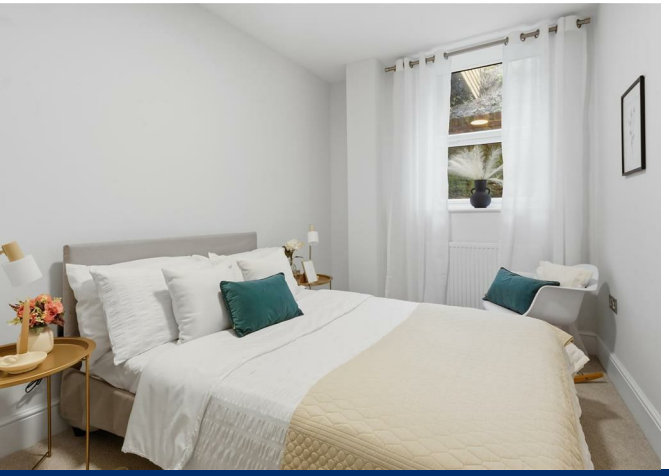
21C, The Crescent

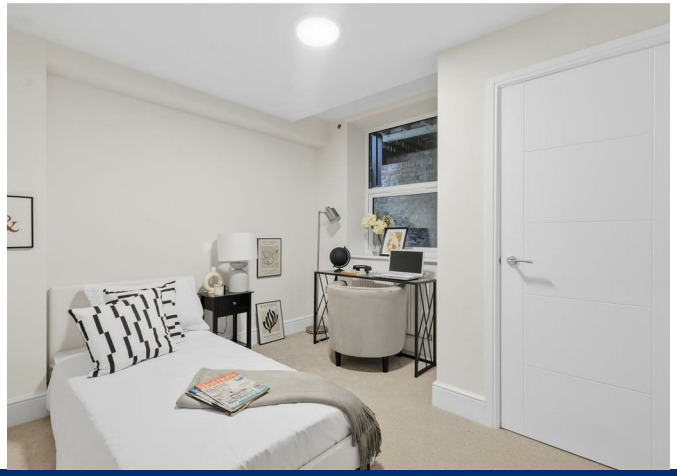
£2,350 PCM

This new 4 bedroom family home is located in central Sandgate and set back from the High Street has been built to a high specification. Comprising of 4 double bedrooms, with the principal bedroom on the top floor having sea views, large kitchen with island and dining area with double doors opening into the living room for a multi-functional living space. There is a family bathroom, separate en-suite shower room, and additional W.C. You can also enjoy the peace and relaxation of a private, decked rear garden and benefit from off road parking. Ideally situated for the beach while enjoying the local amenities Sandgate has to offer.







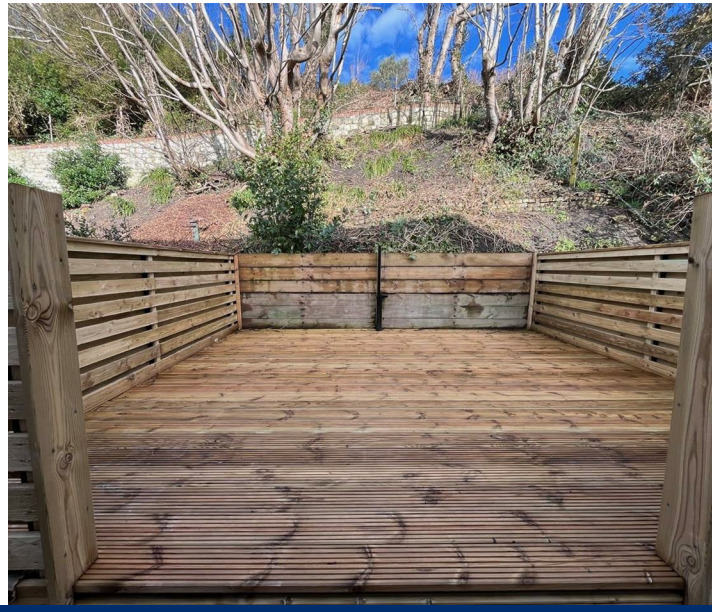




Bedroom 3	8'11" x 6'10" (2.74 x 2.09)
Entrance hall	
Bedroom 2	15'4" x 8'2" max (4.69 x 2.49 max)
Bedroom 1	10'2" max x 11'8" (3.12 max x 3.56)
Bathroom	6'9" x 7'6" (2.06 x 2.29)
Landing	5'11" x 7'7" (1.81 x 2.33)
W.C.	
Lounge	14'2" x 12'10" (4.33 x 3.92)
Kitchen / Dining room	13'7" x 21'5" (4.15 x 6.54)
Principal Bedroom	16'0" max x 13'8" (4.88 max x 4.17)

- AVAILABLE NOW
- High specification
- 4 bedroom family home
- Private rear garden
- Close to beach and High Street
- Off road parking







Costs & fees

Upon application, a Holding Deposit (1 week's rent) is due. This will be deducted from the first month's rent.

The Holding Deposit is refundable in the following circumstances -
IN FULL
If the offer is not accepted by the Landlord or
The Landlord withdraws the property or
If the Landlord decides the references are unsatisfactory or
The Landlord does not agree the SPECIAL CONDITIONS requested.

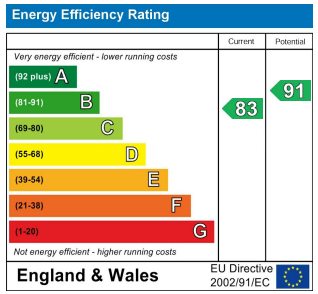
The Holding Deposit is NOT refundable:
If the tenant makes additional requests such as permission to keep a pet, wanting a permitted occupier, wanting the landlord to provide items not already offered as part of the tenancy, specialist cleaning, different rent due days, etc which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

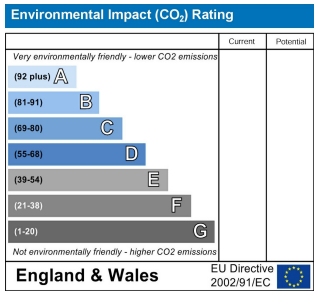
Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid.
In order to pass the reference checks the applicants should be in receipt of a joint income of at least 30x the monthly rent.
Where the 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 - (5 weeks' rent)
First month's rent in advance (minus any holding deposit paid)
If you move in part way through a month, you may be required to pay an apportioned rent for the remainder of that month that will not exceed one months' rent.

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 35x the monthly rent pa 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.

EPC





Floor Plans (*Additional floors may be continued on further brochure pages)



Total area: approx. 153.4 sq. metres (1651.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for lustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

43 Castle Hill Avenue, Folkestone, Kent, CT20 2RB
Tel: 01303 226622 Email: enquiries@smithwoolley.com https://www.smithwoolley.com

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.