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### ST GEORGE'S PLACE BENENDEN, KENT

- Attached Family Home
- Double Aspect Sitting/Dining Room
- Modern Fitted Kitchen
- Three Double Bedrooms, Bathroom
- Enclosed Garden
- Garage, Off Road Parking
- Village with Shop, Post Office , Pub
- Cranbrook School Catchment Area

AVAILABLE IMMEDIATELY Presented in immaculate order throughout, this delightful 'Berkeley Homes' family home is situated within walking distance of the amenities in the sought after village of Benenden. The accommodation consists of a double aspect sitting/dining room with bay window and doors to the garden, a fitted kitchen and a cloakroom on the ground floor. On the first floor there are two double bedrooms each with fitted wardrobes, a further bedroom and a family bathroom. Outside there is an area of lawn to the front of the property and an enclosed textured garden to the rear. A garage and drive provide parking together with an area of communal parking on entering St George's Place.

Utilities: Mains gas, electricity, water and drainage. Pets considered. Council Tax Band D (Tunbridge Wells Borough Council) Strictly no pets.

**£1,325 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. Tenancy Renewal fee applicable for £75
6. 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.