

2 Bedroom Flat for Rent - **£1,425 per month**

Mead Way, Halstead, Sevenoaks, Kent, TN14 7EY



KEY FEATURES

- TWO DOUBLE BEDROOM FLAT • FIRST FLOOR • ALLOCATED PARKING • GAS CENTRAL HEATING • WELL PRESENTED • QUIET CUL DE SAC SEMI RURAL LOCATION • OWN PRIVATE GARDEN AREA • SHORT DRIVE TO SHOPS AND STATION • EPC BAND C • COUNCIL TAX B

Description

Ideally suited to a working professional couple/family in a semi rural location.

We are pleased to offer this beautifully presented two double bedroom first floor flat with reception room, fitted kitchen, bathroom and private garden. Allocated parking available.

Property available from 10th December 2024

Employment income of £42000 per annum needed.

Maximum 4 persons.

Call Bishop Estates to arrange a viewing on 01689 873796 or click on the link online marked "email agent" to get a pre-tenancy information pack.



Location

Within walking distance of the village store, primary School and pub, the property also benefits from easy commuting links via the M25 /A21 motorway network and Knockholt mainline rail station (1.4 miles) providing fast links to London Bridge / Charing Cross within thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the neighbouring towns of Sevenoaks and Orpington, as well as a wealth of excellent primary and secondary schools.



First Floor

ENTRANCE HALL - Cupboard for storage and housing boiler, carpet.

RECEPTION ROOM - 12' 11" x 10' 11" (3.96m x 3.35m) Double glazed window to front, carpet.

FITTED KITCHEN - 7' 11" x 6' 11" (2.44m x 2.13m) Fitted kitchen with a range of wall and base units with work tops over, built in double oven, built in microwave, washing machine, dishwasher, double glazed window to rear, part tiled walls, hob with extractor over, laminate flooring.

BATHROOM - Bathroom suite comprising of: Bath with independant shower, shower screen, low level wc, tiled walls, heated towel rail, pedestal wash hand basin, laminate flooring, double glazed frosted window to rear.

BEDROOM ONE - 10' 11" x 10' 11" (3.35m x 3.35m) Double glazed window to front, carpet, cupboard with shelving, further wardrobe cupboard.

BEDROOM TWO - 10' 11" x 6' 11" (3.35m x 2.13m) Carpet, double glazed window to rear.



Exterior

REAR GARDEN - Own garden to side, lawn area, garden shed.



Floor Plan

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's

responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.