



39 RISBOROUGH LANE, FOLKESTONE

£525 per month

A well finished one bedroom apartment is available in the Cheriton area of Folkestone.



RESIDENTIAL SALES

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COMMERCIAL

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WWW.MOTIS-ESTATES.COM



Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co
Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

39 Risborough Lane Folkestone CT19 4JH

ONE DOUBLE BEDROOM APARTMENT , CHERITON AREA , CLOSE TO PUBLIC TRANSPORT , INTEGRATED FRIDGE/FREEZER , INTEGRATED COOKER AND HOB , TOP FLOOR

Description

This one bedroom recently refurbished flat is available to rent in Cheriton. Situated on the top floor and being so close to the station, shops and public transport it is very convenient to get around. The communal door is accessible via key or telecom system for guests. Inside the flat, there is a double entrance with a porch area and then on in to the apartment. To the left, the open plan kitchen/lounge area has had new carpets and vinyl laid with a fresh coat of paint. A modern, white gloss kitchen comes with an integrated cooker and hob as well as an integrated fridge freezer. There is space for a washing machine and also has a breakfast bar big enough for 3 chairs. The double bedroom is very light and is fitted with double wardrobes with a clothes rail already fitted, again new carpets have been laid and the walls have been painted. A shower room to the right of the hallway has a small storage cupboard, WC, vanity sink unit and a walk in double shower. The shower has shelving and a light fitted inside along with full wall tiles. The apartment has Gas Central Heating Throughout and Double Glazed windows. Call Motis Estates on 01303 212025 to book a viewing. No Pets, No Children, No Smoking and Professional Tenants only. The tenant is responsible for:- a) Rent - should be paid at regular, specified intervals. The amount charged will usually be equally split across the tenancy. b) A Refundable Tenancy Deposit - 5 weeks deposit paid prior to the start of the tenancy. c) A Refundable Holding Deposit - 1 weeks holding deposit to secure the property - this is due before the referencing commences (please note - if your referencing is declined the 1 weeks Holding Deposit will not be refunded). The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by the Landlord or Agent (unless otherwise agreed in writing). d) Default Fees - Late payment of rent over 14 days overdue or a lost key/security device giving access to the housing. When notice is served - Rent paid throughout the notice period of 2 months is payable for the full term, unless a new tenant can move into the property, the rent is due up until the day before the new tenant moves in. e) Changes to the tenancy - If a tenant is added or removed from the tenancy or permission to keep pets on the property this will be £50 inclusive of Vat to amend the tenancy agreement. f) Early Termination - If the tenant terminates the tenancy early and the Landlord agrees, all rents until the end of the contract as well as any marketing, referencing, inventory and check out costs. g) Council Tax, Utility and communication services - Paying the bills in accordance with the tenancy agreement, which includes the Council Tax, utility payments (gas, electricity, water) and communication services (broadband, TV, Phone).

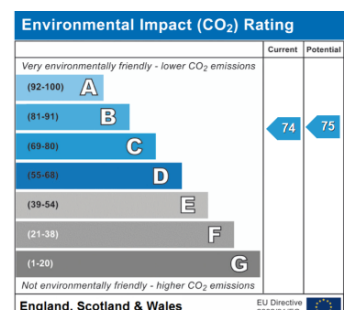
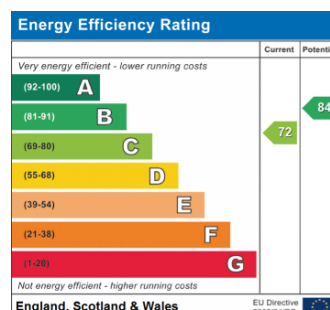
Tenure Leasehold

Postcode CT19 4JH

Viewings Strictly by appointment only -
Property Reference MOTIS_003663

Opening Hours:

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00







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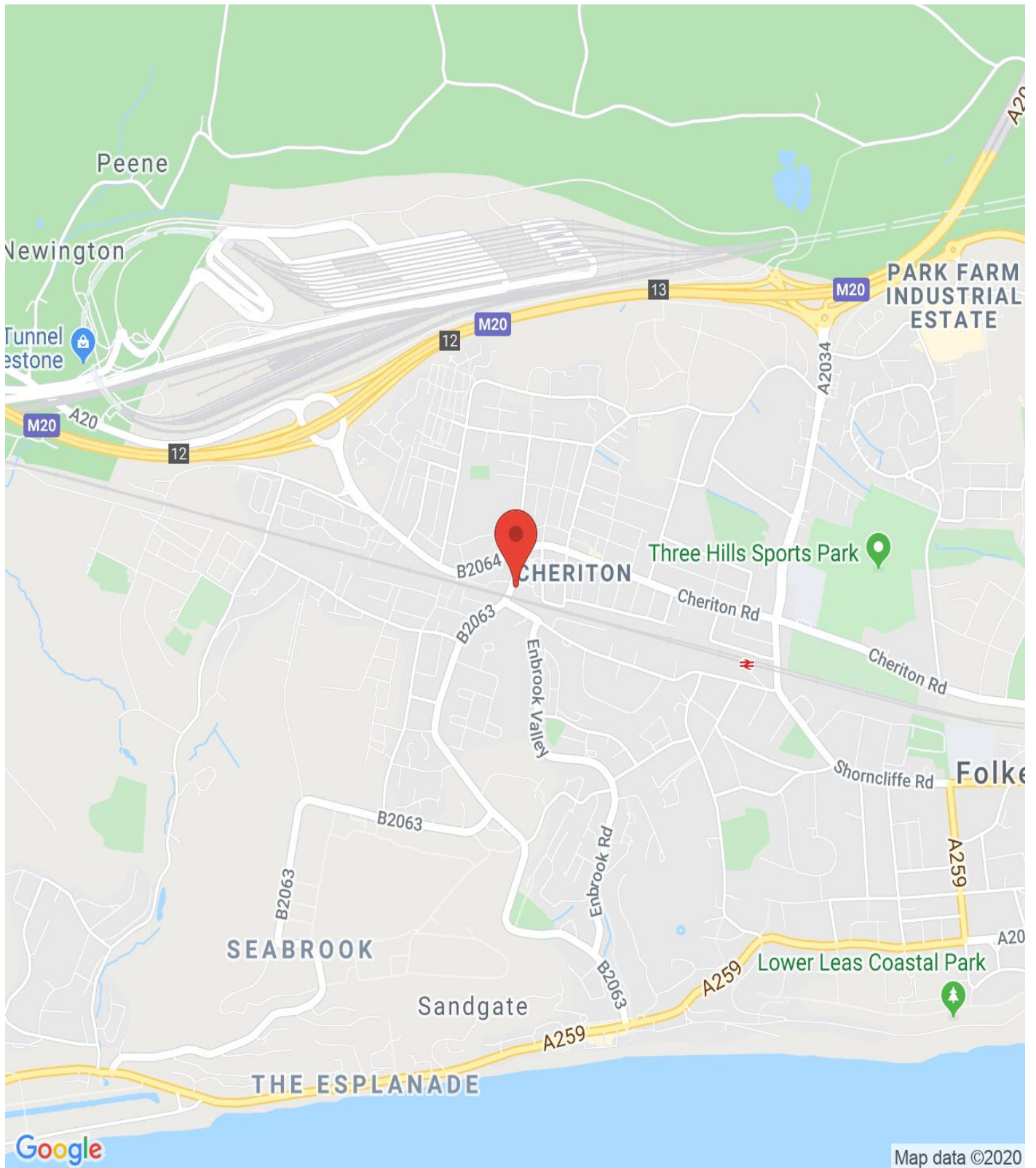
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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.