



KARRISON
PROPERTY

2 BED PROPERTY
TO LET



18 MADAN ROAD
Westerham, Kent TN16 1DU

TENANCY	AST for 12 MONTHS +
SIZE	2 BED
RENT	£1,500 PCM
AVAILABLE	IMMEDIATELY

FEATURES

- > Character Property
- > 2 Bedrooms
- > Manageable Rear Garden
- > Walking Distance of Town Centre

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

An attractive Edwardian semi-detached cottage situated within walking distance of Westerham town centre.

The property benefits from a number of character features, together with the benefit of a manageable rear garden. The property is located on a residential road, providing unrestricted on street parking.

KEY FEATURES

- > Living Room: 11' x 10'11"
- > Dining Room: 11'11" x 10'7"
- > Kitchen: 10' x 9'
- > Bedroom 1: 14'5" x 11'2"
- > Bedroom 2: 10'10" x 7'10"
- > Bathroom
- > South facing rear garden

GENERAL INFORMATION

Services:	Mains gas, electricity and water.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'C'. Council Tax for the current financial year 2013/2024 is £1,992.47.
EPC Rating:	'E'
Other:	The property is being fully managed by Karrison.

DIRECTIONS

From our office, proceed east along the A25 towards Sevenoaks. Take the first left-hand turning into London Road and continue for approximately one-third of a mile and turn right into Madan Road.

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,500 pcm**. A rent deposit of 5 week's rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding fee of 1 week's rent is required which will be credited against the first months rent. Further details on request.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : karrison.co.uk

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.

