

# Edward Ellis & Co

## Residential Lettings

4 RIVER BANK CLOSE, MAIDSTONE ME15 7SE

Property reference M3108RIV



Edward Ellis & Co are pleased to offer this luxury 2 bed ground floor apartment in immaculate condition. Close to town centre location. Fitted white goods, entryphone security system. Allocated parking plus garage.

\*\*\* TENANTS PLEASE NOTE THAT WE OFFER LOW REFERENCING FEES. WE ALSO OFFER AN INSURANCE-BACKED SCHEME THAT REQUIRES NO DEPOSIT. \*\*\*

Hallway: Entryphone, wall mounted radiator.

Lounge (12ft 2in x 10ft 11in): Fitted carpet, double glazed window to rear elevation with French doors with views over adjacent conservation area of the river Len. Wall mounted radiator.

Kitchen: Washing machine/drier, fridge freezer, dishwasher, electric hob and oven. Double glazed window to rear elevation. Roll top work surfaces, range of wall and floor cupboards. Local tiling. Vinyl flooring.

Bedroom 1 (11ft 3in [to fitted wardrobe] x 8ft 0in): Fitted carpet, double glazed windows to front and side elevations, wall mounted radiator. Built in wardrobe.

Bedroom 2 (10ft 6in x 5ft 11in): Fitted carpet, double glazed window to front elevation, wall mounted radiator. Built in wardrobe.

Bathroom: 3 piece suite comprising low level WC, wash hand basin, panel bath with shower over. Frosted double glazed window. Local tiling. Airing cupboard.

COUNCIL TAX: Band D £1,443.97 per annum 2009/10

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.



Edward Ellis & Co

Appletree Chambers, PO Box 424, Maidstone, Kent ME14 4QP

www.edwardellis.co.uk e-mail: mail@edwardellis.co.uk

Telephone: 01622 736045 Fax: 07092 050288 Text SMS: 07624 800500

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**PLEASE CONTACT US BY E-MAIL AT [MAIL@EDWARDELLIS.CO.UK](mailto:MAIL@EDWARDELLIS.CO.UK) TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE [WWW.EDWARDELLIS.CO.UK](http://WWW.EDWARDELLIS.CO.UK) FOR FURTHER DETAILS.**

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on