

VALE & MARSH

2B Mercers Drive Coombe Lane, Tenterden TN30 6FS

A large and immaculate, newly constructed 2 bedroom apartment finished to a very high standard both internally and externally. The property is extremely spacious and bright being located on the ground floor and includes a generous wrap around terrace to the side and rear of the property leading to a small courtyard garden, ideal for entertaining. There are charming views of the Kent and Sussex steam railway station, surrounding farmland and Tenterden Church Spire.

£1,850 Per Month







Description

The property has been thoughtfully constructed with modern living in mind using high quality materials, stylish bathroom suites, new carpets and impressive flooring, high pec kitchen with granite worktops and air source heat pump heating provides an energy saving efficiencies expected with a new apartment of this quality.



The accommodation comprises; entry phone access and pristine common parts, large open plan kitchen living space, bespoke handmade kitchen with integral appliances, 2 large double bedrooms including master bedroom with en-suite shower room, stylish family bathroom with bath and shower. There are new carpets throughout and laminate flooring in the main living space. The exterior includes; large wrap around stone laid terrace, automatic electric security gate, common part exterior courtyard garden and two allocated parking spaces.

Services: Mains electricity, Mains water, Mains drainage, Air source heat pump heating.

Council: Ashford Band: D

EPC: B

EICR: yes

Unfurnished

Available from End November 2026



Fees

Holding Deposit (per tenancy) - One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

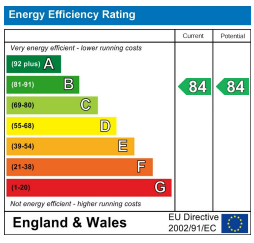
Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

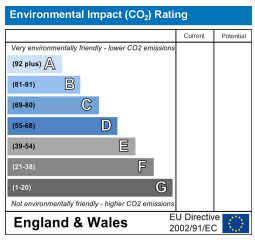
Variation of Contract (Tenant's Request)
£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Safe Agent. Redress through The Property Ombudsmen Scheme.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.
A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale.
If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Zoopla.co.uk
rightmove.co.uk
The Property Ombudsman

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