



**GREYFOX**  
SALES & LETTINGS



**Stag Road**  
Chatham, Kent, ME5 8LG

**£1,100** pcm

# 1 Bedroom House

Stag Road , , Chatham, Kent, ME5 8LG

## Description

A lovely one bedroom starter home with a spacious living area and landscaped rear garden. The property is set in a popular area located within easy reach of a local supermarket as well as links to the M2 and M20 motorways. The modern fitted kitchen comes with an electric oven and hobs as well as a built in washing machine and fridge. The garden comes with two patio spaces and a central lawn. The upstairs has a large double bedroom with space for storage, opposite the bedroom is a tiled shower/wet room that comes fitted with a walk in shower area. This property comes highly recommended. Viewings are by appointment with Greyfox only. Available Early/Mid May A holding deposit of £80 is required to secure this property The required tenants security deposit amount is £1269 Unfurnished EPC Rating D64 Council tax B

## Key Features

\* Unfurnished

## Local Area

## Fee Details

Rental: £1,100 pcm

Deposit: £1,269

Admin Fee: £300

Reference Fee: £60

Guarantor Fee: £90

(Other fees will apply) - Fees include VAT unless otherwise stated

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Greyfox Investments Ltd

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### Agents Notes

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