



WATLING STREET, GRAVESEND, DA12

£2,250 per month*

Carter Jonas

KARTAR HOUSE, WATLING STREET, GRAVESEND, KENT, DA12 5UD

A beautifully presented detached 2 storey house, built in 2017. The property is located within close distance to the A12 and benefits from parking to the front elevation

- Unfurnished
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Three Bathrooms
- Garage
- Parking
- Enclosed Rear Garden

THE PROPERTY

Accommodation comprises ground floor entrance hall, downstairs cloakroom, two reception rooms, open plan kitchen/dining room which leads to utility room.

To the first floor are four bedrooms, two ensuite shower rooms, dressing room and separate family bathroom.

Externally there is off road parking for several cars, integral garage and enclosed rear garden.

Available early March 2025 for an initial six month tenancy unfurnished.

EPC - B Council Tax Band G - Please see Gravesham Council for current costs.

Pets considered. No access to loft. Mains gas, electricity, water and drainage are connected to the property. Gas central heating.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Zone 1 - Low Risk



At a rent of £2250 per calendar month.

Holding deposit of 1 weeks rent £519

Security deposit of 5 weeks rent £2596

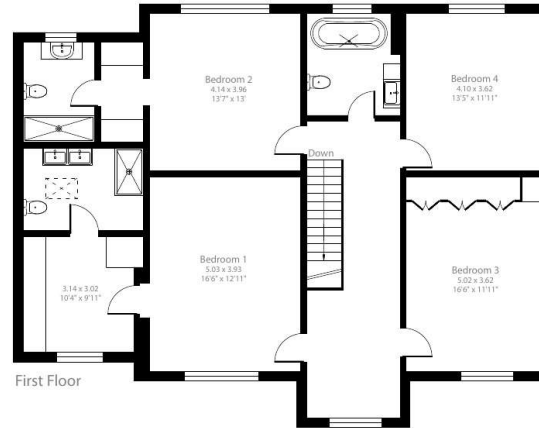
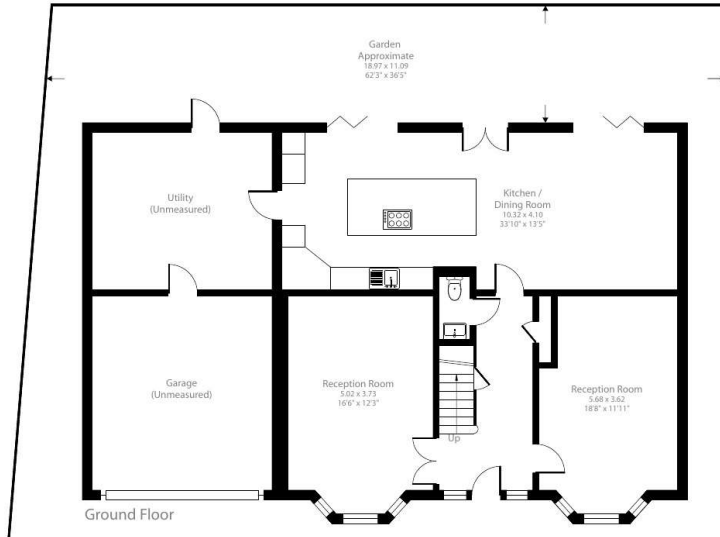
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 6 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G



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Approximate Area = 2413 sq ft / 224.1 sq m (excludes garage / utility)
For identification only - Not to scale



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1221558

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