



**CENTRAL PARADE**  
**HERNE BAY**

**PCM £495 PCM**

- Council Tax Band - A
- Privated Paved Courtyard Garden
- Gas Central Heating
- Cooker and Fridge
- Close to Town and Amenities
- Seafront Location
- Length of Tenancy - 6 Months

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

## ABOUT

**\* REFURBISHED STUDIO FLAT ON THE SEAFRONT \***  
 Situated right on the seafront is this unfurnished single sized studio flat suitable for a single occupier ONLY. Accommodation comprising of combined bedroom/lounge and kitchen area and a separate shower room. The kitchen has had a make over with a new oven and hob and brand new fridge,. There is a garden to the rear with a southerly aspect. Rent includes gas central heating and all water bills (on a timer) Located close to town centre, only a short walk away to local cafes and shops. No pets. No smokers. Council tax band A. Available now - **SINGLE OCCUPIERS ONLY**

## DESCRIPTION

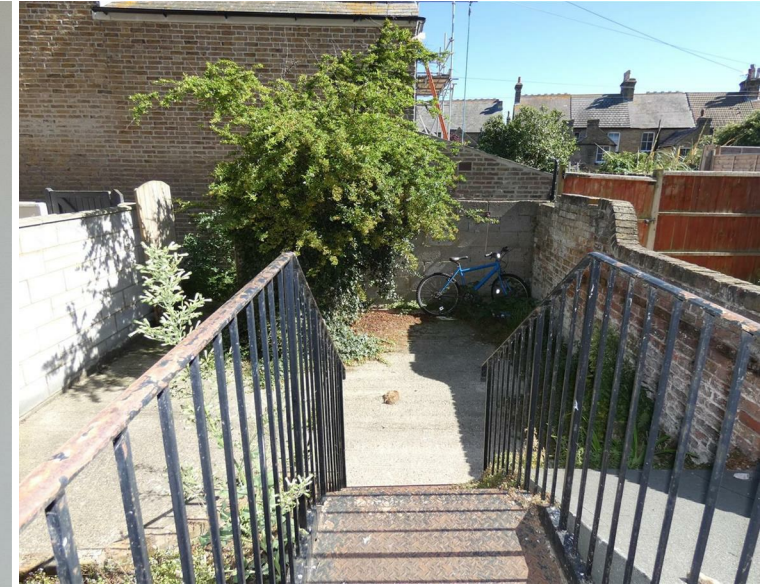
Entrance Hall

Bedroom/Kitchen/Lounge 10'8 x 9'4

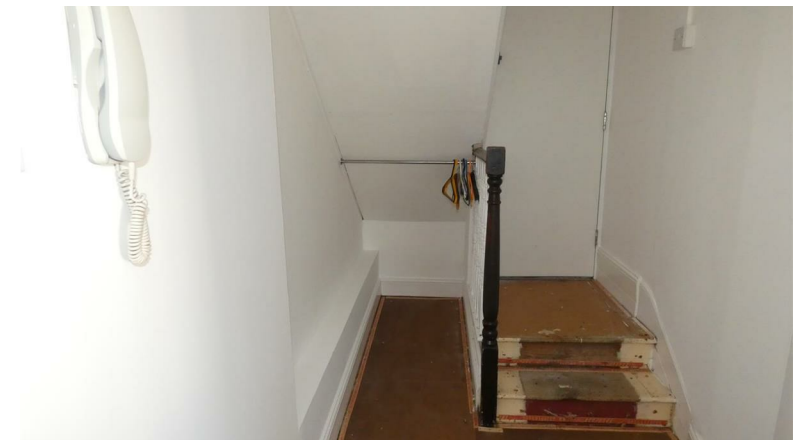
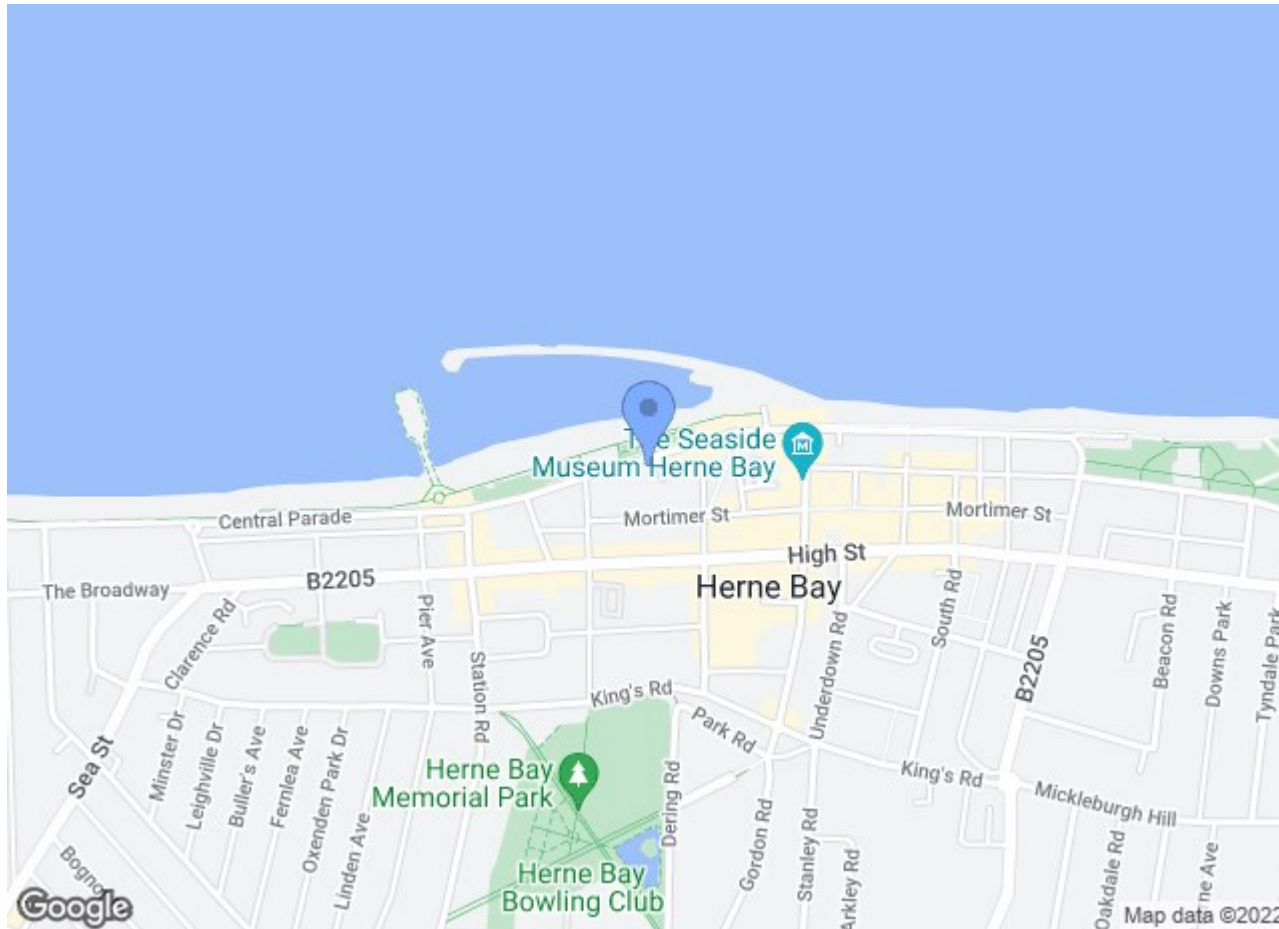
Shower Room

Paved Courtyard Private Garden





# CENTRAL PARADE HERNE BAY



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	52
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:

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