

CHRISTOPHER HODGSON



Herne Bay
To Let £900 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Herne Bay

10a Stanley Road, Herne Bay, Kent, CT6 5SH

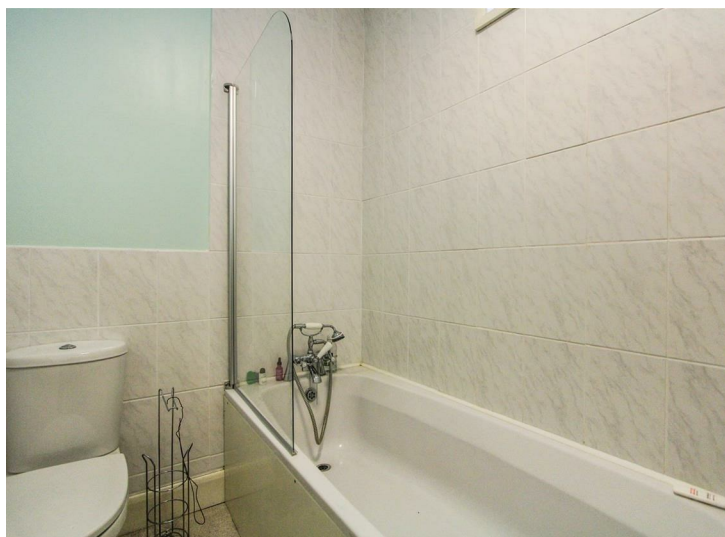
A spacious first floor flat situated in a prime central location, conveniently positioned for access to shops and restaurants on Herne Bay High Street, Memorial Park, less than half a mile from the charming seafront and a short stroll to Herne Bay mainline railway station (0.6 miles).

The generously proportioned accommodation benefits from its own private ground floor entrance and is arranged to provide an entrance hall, sitting/dining room flooded with natural light and open-plan to kitchen, two double

bedrooms and two bathrooms (one en-suite).

The property also benefits from a private West facing terrace, accessed from the sitting/dining room.

No smokers. Available early November.



Location

Stanley road is a popular road in a central location just 0.2 miles from the High Street which is well served by local shops, schools, seafront and supermarket. The town has a well regarded seafront with popular watersport facilities. There is also a mainline railway station (approximately 0.6 miles) providing fast and frequent links to London (Victoria approximately 85 mins). The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

- Lobby
7'10" x 3'10" (2.39m x 1.17m)
- Sitting/Dining Room
21'3" x 16'9" (6.48m x 5.11m)
- Kitchen
12'6" x 7'9" (3.81m x 2.36m)
- Bedroom 1
21'3" x 12'6" (6.48m x 3.81m)
- En-Suite Shower Room
8'0" x 7'1" (2.44m x 2.16m)

- Bedroom 2
12'6" x 6'3" (3.81m x 1.91m)
- Bathroom
10'9" x 5'1" (3.28m x 1.55m)
- Roof Terrace
12'8" x 10'0" (3.86m x 3.05m)

HOLDING DEPOSIT

£207 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,038 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

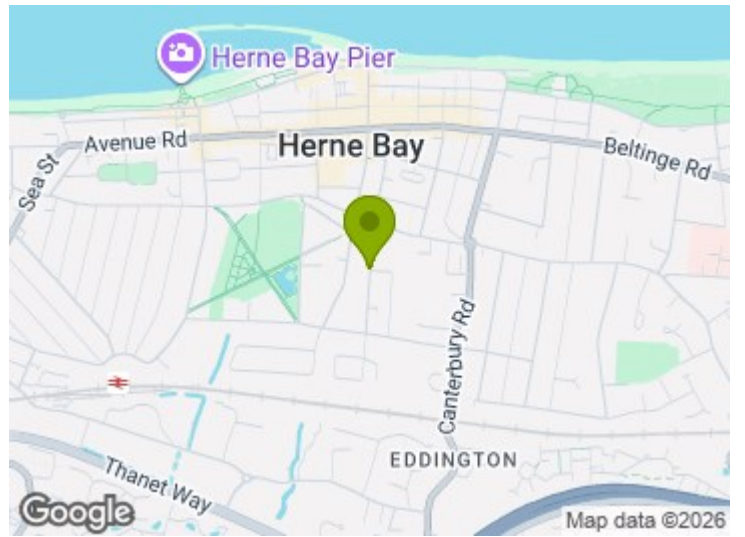
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CLIENT MONEY PROTECTION

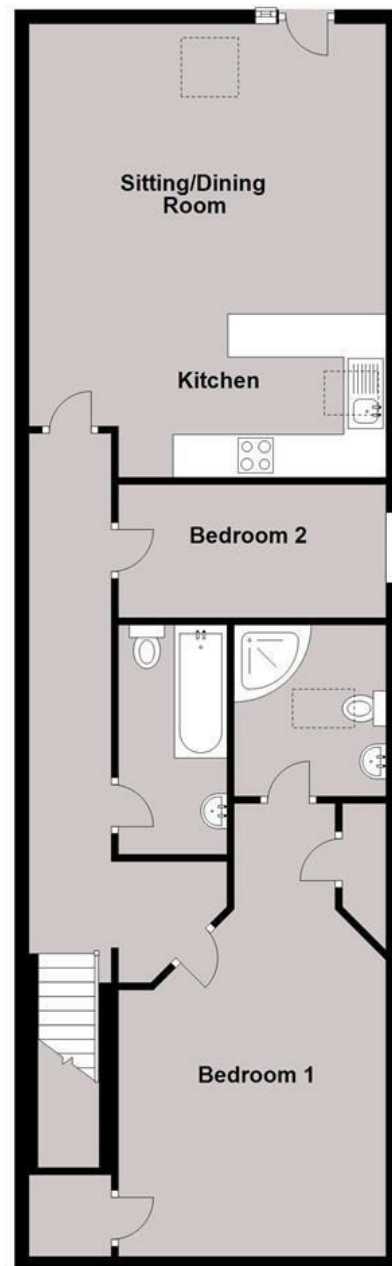
Provided by ARLA

INDEPENDENT REDRESS SCHEME

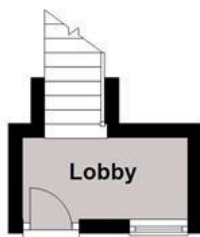
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First Floor
Approx. 89.7 sq. metres (965.8 sq. feet)



Ground Floor
Approx. 3.3 sq. metres (35.7 sq. feet)



Total area: approx. 93.0 sq. metres (1001.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating			
Energy Efficiency	Current Rating	Current	Target
Very Energy Efficient (Lower running costs)	A		
Energy Efficient	B		
Decent	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Below Average	H		
Below Average	I		
Below Average	J		
Below Average	K		
Below Average	L		
Below Average	M		
Below Average	N		
Below Average	O		
Below Average	P		
Below Average	Q		
Below Average	R		
Below Average	S		
Below Average	T		
Below Average	U		
Below Average	V		
Below Average	W		
Below Average	X		
Below Average	Y		
Below Average	Z		

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