



Seasalter, Whitstable

To Let **£750 PCM** (Fees apply)

...for Coastal, Country & City living.



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Seasalter, Whitstable

Flat 6, Foxdene Court Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY

A purpose built ground floor garden flat in a desirable location within close proximity to bus routes, Seasalter surgery, Co-operative food store and a short stroll to the seafront.

The well proportioned accommodation is arranged to provide a spacious sitting room which is flooded with natural light, a kitchen, two double bedrooms and a bathroom. The property benefits from its own rear garden which extends to 25ft (7.62m).

There is an allocated parking space in a private car park located to the rear of the property.

No pets, smokers or DSS. Immediately available.



Location

Foxdene Court is accessed from Gateacre Road via Milner Road which is situated off Faversham Road and is located approximately two miles from Whitstable town centre. Whitstable, which is approximately 1.5 miles distant offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins).

Accommodation

The accommodation and approximate measurements are:

• Sitting Room

14'4 x 12'4 (4.37m x 3.76m)

• Kitchen

9'0" x 7'7" (2.75m x 2.31m)

Window to side, door to:

• Bedroom 1

13'9" x 9'11" (4.20m x 3.03m)

at maximum points

• Bedroom 2

10'2" x 7'7" (3.10m x 2.31m)

• Bathroom

7'10 x 5'5 (2.39m x 1.65m)

at maximum points

• Garden

25' x 21' (7.62m x 6.40m)



Rear Parking

One allocated parking space located in a private car park to the rear of the property.

Tenant Referencing Fees

A non-refundable tenant referencing fee will be payable as follows: £200 inc.VAT

Deposit

£1,125.00 (one and a half times the monthly rent amount)

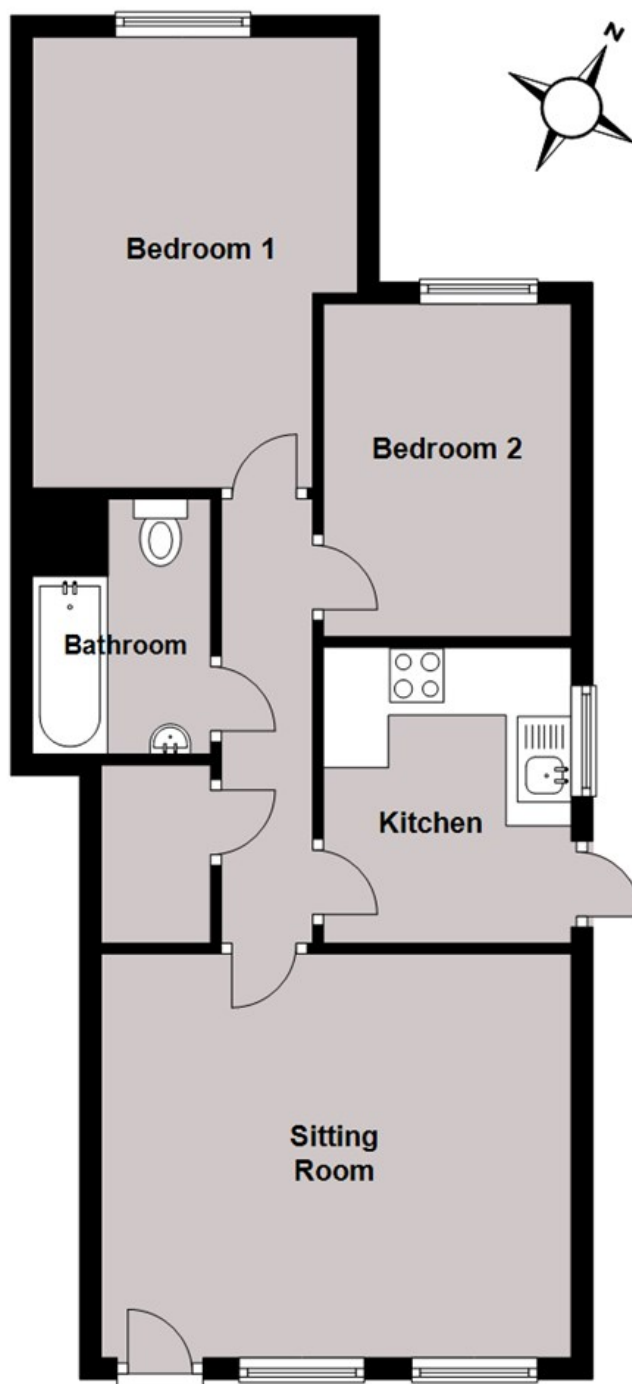
Guarantor

£130 inc VAT (if applicable)



Ground Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 53.0 sq. metres (570.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2017/2018 is £1,251.12

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Energy Efficiency Rating			
Current	4	4	4
Minimum	2	2	2
Maximum	5	5	5
England & Wales	4	4	4
Minimum	2	2	2
Maximum	5	5	5
England & Wales	4	4	4