



**Second Floor Flat 22 Avenue Road, Herne Bay, CT6 8TB**  
**£895 Per month**



## Second Floor Flat 22 Avenue Road, Herne Bay, CT6 8TB £895 Per month

1-Bedroom Second Floor Flat – £895 pcm  
Deposit: £1,032  
Refundable Holding Fee £200  
Council Tax Band: A

This well-presented second floor flat offers a comfortable and practical layout, featuring a bright open-plan kitchen and living area, a good-sized double bedroom, and a modern shower room. Ideal for a single professional or couple, the property provides convenient, low-maintenance living in a sought-after location.

Deposits will be lodged via TDS Custodial - Information relating to this can be seen below:  
<https://custodial.tenancydepositscheme.com/tenants/>

Should you wish to apply for this property, complete the application form link below:  
<https://www.zesthomes.uk/rental-application/>

## Description

Bedroom  
6'5" x 12'0"

Shower Room  
7'7" x 4'11"

Living/ Kitchen  
16'2" x 17'10"

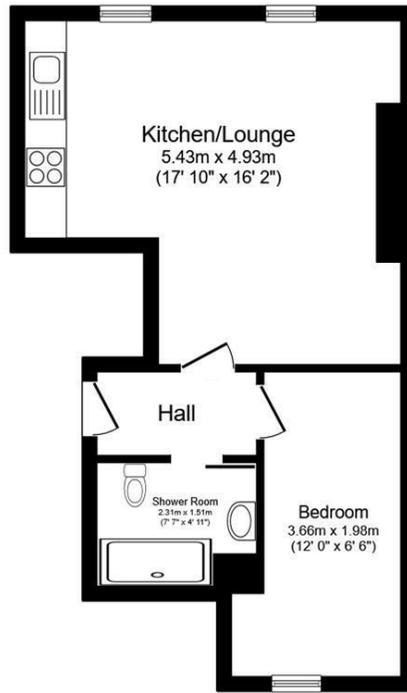
### Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

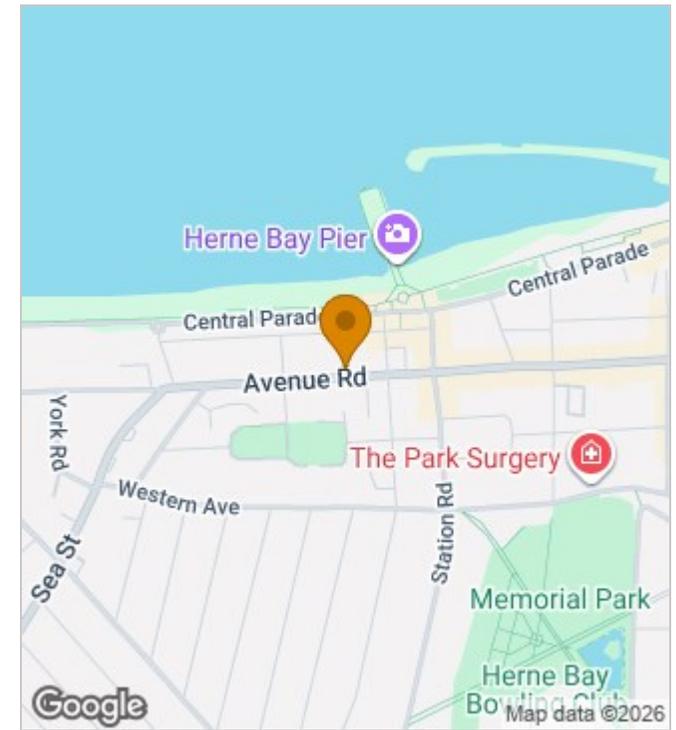




**Floor Plan**  
Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 40.3 sq.m. (434 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.zesthomes.uk](http://www.zesthomes.uk)

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