



Flat 2, 40 William Street, Herne Bay, CT6 5NU
£925 Per month



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ZEST HOMES is pleased to offer this attractive second-floor apartment to the market. It is ready to move into with its stunning open-plan living/kitchen, which has a high-quality modern fitted kitchen. A glimpse of the seafront can be seen from the living room. The property has been fully fitted with a luxurious carpet and feels cozy. The bedroom is a good-sized double, and the bathroom has been fitted with quality fittings.

Please call to VIEW!

ZEST HOMES is ready to show you around; please get in touch with us to request your viewing.

Council Tax Band A
EPC Rating C
Rent Upfront: £925
Deposit: £1067
Refundable Holding Fee: £201

Deposits will be lodged via TDS Custodial - Information relating to this can be seen below:

Description

DIMENSIONS

Master Bedroom - 2.74m x 3.40m (9' x 11'2) - ensuite bathroom

Lounge/Kitchen - 18'5 x 13'4 - 2 sash windows to the front, carpet as laid

Kitchen - Range of wall and base units, work surface over, lino flooring

Please Note:

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Lead Out

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 Cliffs 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.

Lead In

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.

Council Tax Band A

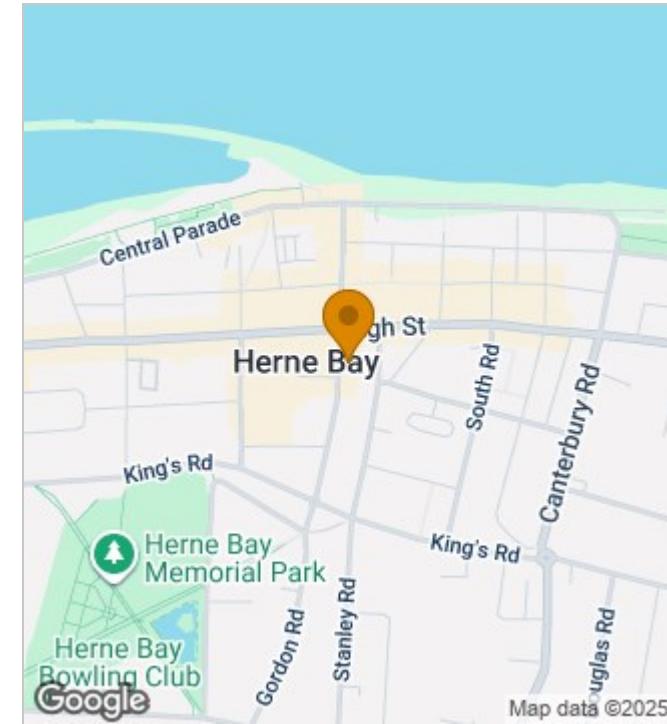
EPC Rating C



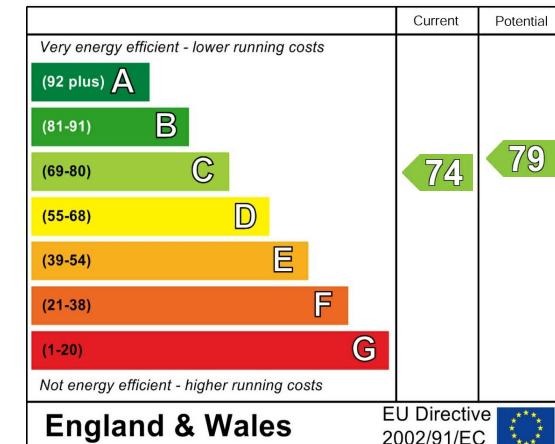
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



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