



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales	EU Directive 2002/91/EC	



70 Rye Walk, Herne Bay, CT6 7XD
£850 Per month

1 1 1 **D**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Situated in Rye Walk, this apartment is located on the first floor; the accommodation comprises a good-sized lounge, a modern fitted kitchen, a double bedroom with fitted wardrobes, and a modern, stylish bathroom. The property comes with allocated parking. The landlord has just freshened the property and repainted with new carpets to the living room.

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. Several 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 sailing, windsurfing, kite surfing, and kayaking.

Tenancy Information :

Rent: £850 PCM

Refundable Holding Fee: £196

Deposit: £980

Council Tax Band A
EPC Rating D
Electric only.

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/>

