



62B Central Parade, Herne Bay, Kent, CT6 5JG



One Bedroom 1st floor Flat with Sea views. Close to Town Centre. One parking space. Gas central heating. Balcony with outside space facing the sea. £825 PCM and Deposit of £951. Available immediately. Council Tax Band B EPC Rating D

To pass referencing you will require an income of £26500 PA.

The holding fee of 1 weeks rent that is required will not be refunded once the application form has been submitted to the credit reference agency unless the landlord withdraws for any reason (other than that of unsatisfactory references). Please make sure you complete the application honestly and declare any CCJS or rent arrears, if you fail to do this you will lose the holding fee.

£825 Per Month



Main Front door

Main front door is situated at the rear of the property

Stair to First floor

Entrance door to flat

Entrance Hall

Fuse board, door entry phone, thermostat, radiator

Shower room

Shower cubicle Low level W/C, basin, radiator, medicine cabinet, light with shaver point

Kitchen

7'9" x 11'10" (2.373 x 3.607)

White units, Electric oven, Gas hob, extractor, Boiler for Hot water and Central Heating, SS sink with mixer tap, part tiled, radiator, power points

Lounge

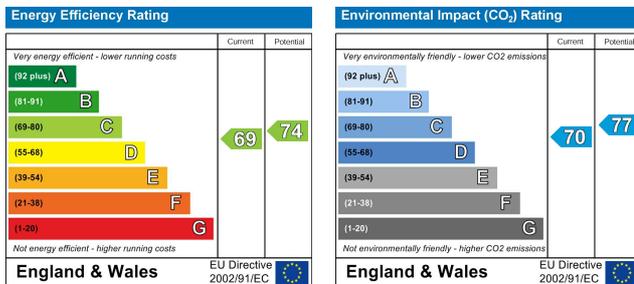
9'2" x 13'11" (2.816 x 4.249)

Power points, radiator door to balcony

Bedroom

9'1" x 13'11" (2.770 x 4.258)

Radiator, power points



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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