



### Ground Floor Flat, 79 Canterbury Road, Herne Bay, Kent, CT6 5SA



Three bedroom ground floor flat with rear garden. Close to bus routes, shops and local schools. Gas Central Heating and Double Glazing. Available August 2026. Council Tax Band B. Deposit £1840.38 Rent £1595.00 Per month. Holding deposit of £200.00 required.



**£1,595 Per Month**





### Entrance Hall

approx 59' deep x 4'4 approx (approx 17.98m deep x 1.32m approx)  
Electric meter cupboard. 3 radiators. Power points. Deep understairs cupboard with gas meter.

### Front Lounge

16' into bay x 13'10 into bay (4.88m into bay x 4.22m into bay)  
Radiator. Power points. T.V. point. New double glazed sliding sash windows.

### Side Bedroom

13'6 max x 11'10 max (4.11m max x 3.61m max)  
New double glazed window. Radiator. Power points.

### Side Bedroom

8'10 x 7'9` (2.69m x 2.36m`)  
T.V. point. Power points. Radiator. New double glazed window.

### Side Bedroom

9' x 12'5 (2.74m x 3.78m)  
Radiator. T.V. point. Power points.

### Bath/Shower/W.C.

9' x 6' (2.74m x 1.83m)  
Luxury suite comprising: Low level W.C. suite. Vanity washbasin. Shower cubicle. Panelled bath with mixer taps. Tiled flooring and walls. Extractor unit.

### Kitchen

12'5 x 12'10 (3.78m x 3.91m)  
Feature fireplace. Luxury wall and base units. Integrated fridge/freezer. Integrated dishwasher. Ceramic hob. Integrated washing machine. Heated towel rail. Double glazed patio doors to rear garden.

### Outside

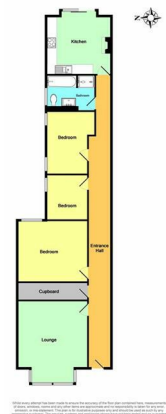
#### Front Garden

#### Rear garden

65' long x 23' wide (19.81m long x 7.01m wide)  
Fenced surround.

#### Side access

9' wide (2.74m wide)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
<p>Very energy efficient - lower running costs</p> <p>102-100kWh A</p> <p>81-91kWh B</p> <p>69-80kWh C</p> <p>55-68kWh D</p> <p>39-54kWh E</p> <p>21-38kWh F</p> <p>11-20kWh G</p> <p>Not energy efficient - higher running costs</p>	<p>77</p> <p>65</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>102-90kWh A</p> <p>81-91kWh B</p> <p>69-60kWh C</p> <p>55-68kWh D</p> <p>39-54kWh E</p> <p>21-28kWh F</p> <p>11-20kWh G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>77</p> <p>60</p>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	