

**Top Floor Flat  
7 Harbour Street  
Whitstable  
CT5 1AG**

**£795.00 pcm**

**Unfurnished**

**F2395**

Finn's  
82 Castle Street  
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Situated in the heart of the bustling seaside town of Whitstable in a sought after Harbour Street location. A light and spacious first floor flat with accommodation arranged over two floors. Sitting room with box bay window. Fitted kitchen with most appliances. Bathroom on the first floor. Two double bedrooms on the second floor (one with sea view). Gas fired central heating. Available now

**www.finns.co.uk 01227 452111**



**Top Floor Flat  
7 Harbour Street  
Whitstable  
CT5 1AG**

A light and spacious beautifully presented first floor flat with accommodation arranged over two floors. Accommodation comprises: sitting room with box bay window. Feature fireplace. Fitted kitchen with most appliances. Bathroom on the first floor. On the second floor there are two double bedrooms. The property benefits from gas fired central heating and is situated in the heart of the bustling seaside town of Whitstable in a sought after Harbour Street location

Accommodation comprises (approximate measurements):

**Communal Front Entrance Door into - Small Entrance Hall**

Stairs to first floor. Door from landing into -

**Living Room 14' 6" x 10' 7" (4.42m x 3.22m)**

Fitted carpet. Feature box bay window to front. Feature fireplace (for ornamental purposes only). Wall mounted radiator. Door from landing into -

**Kitchen**

Range of white Shaker style wall and base units with marble effect melamine work surface. One and a quarter bowl stainless steel sink with mixer tap. Four burner Smeg stainless steel hob with matching Smeg stainless steel extractor hood over and stainless steel fan assisted electric oven under. Smeg slimline dishwasher and Smeg washer/drier. Freestanding Hotpoint fridge/freezer. Marble effect vinyl tiled flooring. Single glazed sash window to rear. Wall mounted radiator. Door from kitchen to -

**Lobby Area outside Bathroom**

Door into -

**Bathroom**

White bathroom suite. Bath with shower mixer over. WC and hand basin. Mosaic splashback tiling surrounding bath and basin. Wall mounted extractor fan. Tiled floor matching kitchen. Wall mounted chrome heated towel rail. Stairwell giving access to second floor

**Bedroom One - double bedroom to front 14' 6" x 10' 3" (4.42m x 3.12m)**

Fitted carpet. Wall mounted radiator. Feature fireplace (for ornamental purposes only). Feature dormer window with central opening sash (double glazed) to front. Door from landing into -

**Bedroom Two - double bedroom to rear 14' 6" x 10' 10" (4.42m x 3.30m)**

Fitted carpet, Wall mounted radiator. Feature dormer window to rear with single glazed opening sash window views of the sea over the rooftops.

Please note there is no parking with the property. Residential permits may be obtained for nearby streets and car parks. Enquiries to Canterbury City Council on 01227 862000





**Energy Performance Certificate** 

Flat 2, 7, Harbour Street, WHITSTABLE, CT5 1AG

**Dwelling type:** Top-floor flat **Reference number:** 9878-1076-7261-0412-5954  
**Date of assessment:** 13 September 2012 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 September 2012 **Total floor area:** 65 m<sup>2</sup>

**Use this document to:**

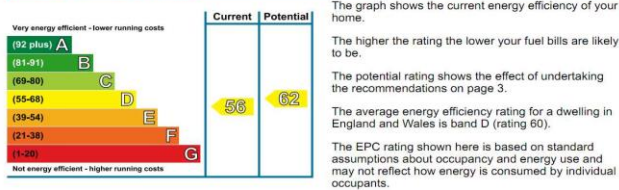
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,352</b>
<b>Over 3 years you could save</b>	<b>£ 321</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 117 over 3 years	
Heating	£ 1,890 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 231 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,352</b>	<b>£ 2,031</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 60	
2 Draught proofing	£80 - £120	£ 27	
3 Low energy lighting for all fixed outlets	£50	£ 99	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



<b>Rent</b>	<b>£795.00</b> per calendar month, exclusive of all utility bills
<b>Deposit</b>	A Deposit of <b>£1,100.00</b> will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
<b>Lease</b>	Assured Shorthold tenancy of six/twelve months (twelve months preferred)
<b>Good Faith Deposit</b>	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached <b>Tenants Information Sheet</b>
<b>Compulsory Fees Payable</b>	A fee of <b>£300.00 plus V.A.T.</b> will be payable to the Agents as part costs of preparing the Tenancy Agreement.  Should a Guarantor be required in order to process your application an additional charge of <b>£60.00 plus VAT</b> will be payable  Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc <b>VAT</b>
<b>Right to Rent</b>	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
<b>Viewing</b>	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Council Tax Band 'A'
<b>Special Conditions</b>	<b>Available now</b> <b>No pets, No Smokers, No Housing Benefit</b>

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