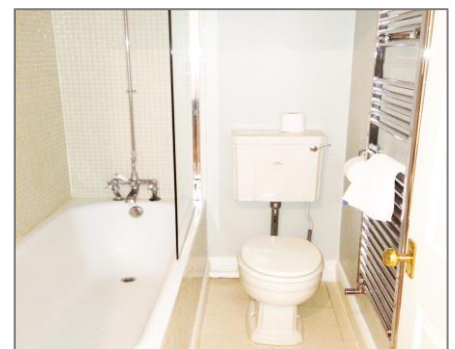
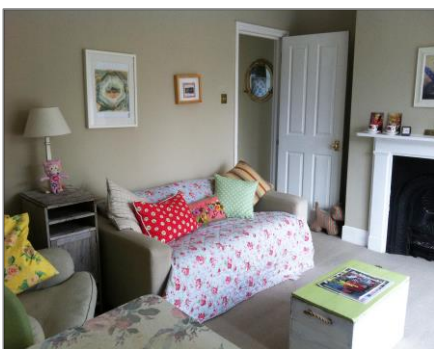


**Top Floor Flat
7 Harbour Street
Whitstable
CT5 1AG**

£795.00 pcm Unfurnished/Part Furnished F2395

Finns
82 Castle Street
Canterbury
CT1 2QD
t: 01227 452111
e: canterbury@finns.co.uk
www.finns.co.uk



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.

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 HM Government

Flat 2, 7, Harbour Street, WHITSTABLE, CT5 1AG
 Dwelling type: Top-floor flat
 Date of assessment: 13 September 2012
 Date of certificate: 13 September 2012
 Reference number: 9878-1076-7261-0412-5954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 65 m²

Use this document to:

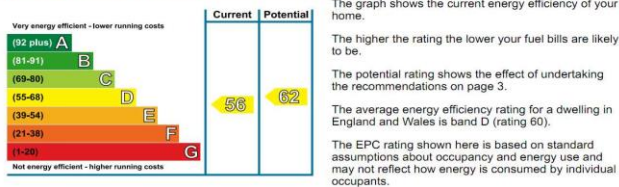
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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

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	
Totals	£ 2,352	£ 2,031	

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Rent	£795.00 per calendar month (including garden maintenance) exclusive of all utility bills
Deposit	A Deposit of £1,100.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
Lease	Assured Shorthold tenancy of six/twelve months (twelve months preferred)
Good Faith Deposit	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet
Compulsory Fees Payable	A fee of £300.00 plus V.A.T. 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 £60.00 plus VAT 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 VAT
Right to Rent	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.
Viewing	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Council Tax Band 'A'
Special Conditions	Available 1 March 2018 No smokers, no pets, no Housing Benefit

FINN'S (1865) Ltd for themselves and for vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
1-3 King Street
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
01843 848230

