

32 Nearne Way, Folkestone, Kent, CT20 3XB

**TO LET £1,800
PCM**

EPC RATING: B

**Holding
deposit
£415.00**

This New Build Ashbury is a four bedroom town house that offers an open plan living/dining room, three double bedrooms, a fourth bedroom/study, two parking spaces and a private rear garden with rear access and a shed. The separate, upgraded kitchen has integrated appliances included and the main bedroom has an ensuite. EPC Rating = B

- Key Features**
- New build 4 bedroom end of terrace
 - Upgraded kitchen and integrated appliances included
 - Open plan living/dining area with double doors out to the garden
 - Two parking spaces
 - Three double bedrooms, one with an en suite
 - Holding Deposit - £415.00
 - Deposit - £2076.00
 - Council Tax - Band D

Heating Gas central heating

Deposit £2076.00

Council Tax Band Folkestone & Hythe District Council - Band D

The accommodation comprises

Ground floor

Entrance hall

Kitchen 12' 3" x 8' 10" (3.73m x 2.69m)

Living/dining room

W.C.

First floor

Bedroom two 13' 10" x 12' 7" (4.22m x 3.84m)

Bedroom four/study 9' 7" x 7' 1" (2.92m x 2.16m)

Bathroom

Second floor

Bedroom one 13' 10" x 12' 7" (4.22m x 3.84m)

En suite

Bedroom three 13' 10" x 7' 9" (4.22m x 2.36m)

Outside

Enclosed rear garden with rear access and shed

Two parking spaces

Holding deposit If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on **01303 863393** or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

