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KINGSWAY, DOVERCOURT



FOR RENT @ £700pcm DEPOSIT £800

**TOP (2nd) FLOOR 1 BEDROOM FLAT
LOUNGE/KITCHEN, SHOWER ROOM
DOUBLE GLAZING, CENTRAL HEATING
PRIVATE BALCONY, ESTUARY VIEWS
UNFURNISHED, AVAILABLE NOW**

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Communal entrance door to communal stairs to the 2nd floor landing.

Private entrance door to: -

Entrance Hall Entry phone system, laminate floor, doors to all rooms.

Lounge/Kitchen **18'7 max x 16'3 max.**
Lounge Area: Double glazed window to front, 2 double glazed Velux windows, laminate floor, radiator, UPVC double glazed door to Balcony with extensive views across the Stour Estuary.
Kitchen Area: Fitted eye level cupboards with work surfaces, drawers & cupboards under, new built in stainless steel electric oven, hob & extractor fan, stainless steel single drainer sink unit with mixer taps & cupboard under, tiled splash backs, plumbing for washing machine, laminate floor.

Bedroom 1 **12'4 (10'4 min) x 9'5.** Double glazed window to front, radiator, laminate floor.

Shower Room White suite comprising tiled shower cubicle, pedestal hand wash basin, close-coupled WC, tiled floor, chrome heated towel rail, extractor fan.

Landing Private locked airing cupboard housing electric boiler & hot water cylinder. There is access to rear fire exit from first floor landing.

Note The landlord of this property will not consider inside smokers or pets.

Council Tax Band A: £1,446.65 pa (April 2025 - March 2026).

