



## Price

£1,600 PCM

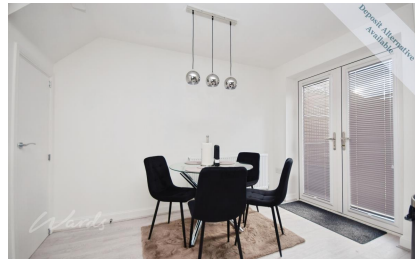
Fees Apply



Available 24/01/26

Lapwing Way  
Dover CT16

*Wards*  
Helping you move forwards



## Main Features

- 3 bedroom terraced house
- Fully furnished
- Off road parking
- Alternative deposit option available
- Open house event
- Video tour available



**Deposit required is £1,846.15**  
- Council Tax Band C

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Dover 01304 201109 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

### GROUND FLOOR

Porch

Downstairs WC

Lounge: 4.90m x 3.63m 16'1" x 11'11"

Kitchen / Dining Room: 3.67m x 4.67m 12' x 15'4"

### FIRST FLOOR

Bedroom 1: 2.00m x 2.65m 6'7" x 8'8"

En-suite

Bedroom 2: 3.10m x 2.65m 10'2" x 8'8"

Bathroom

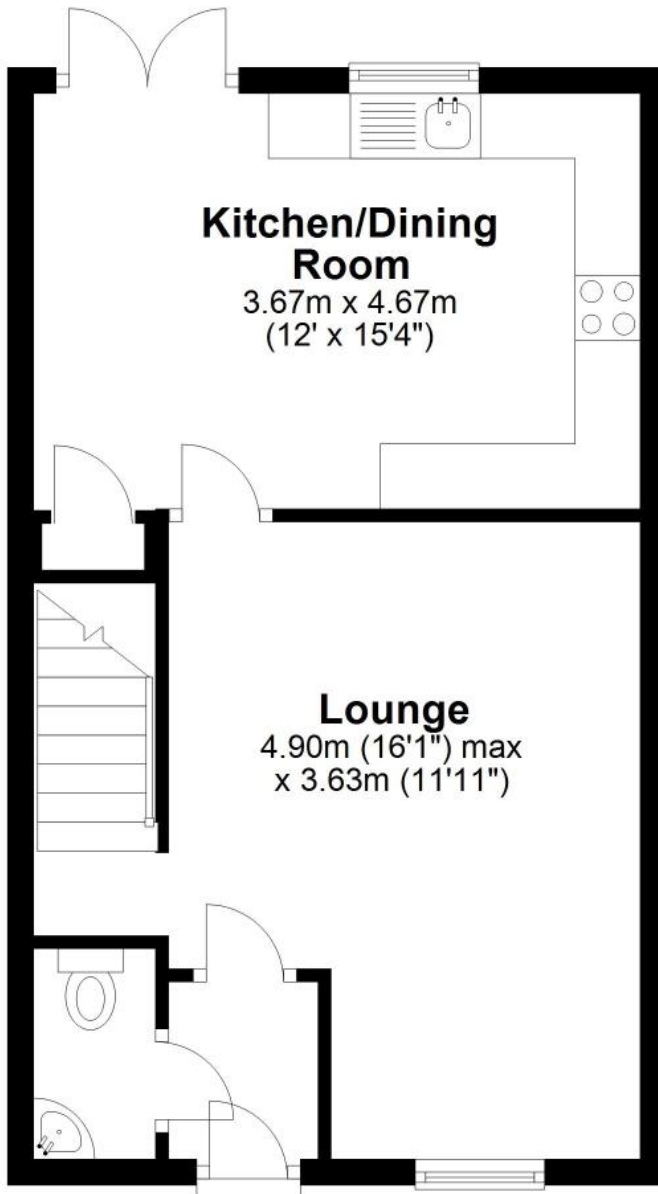
### Landing

EPC RATING		CURRENT:	POTENTIAL:



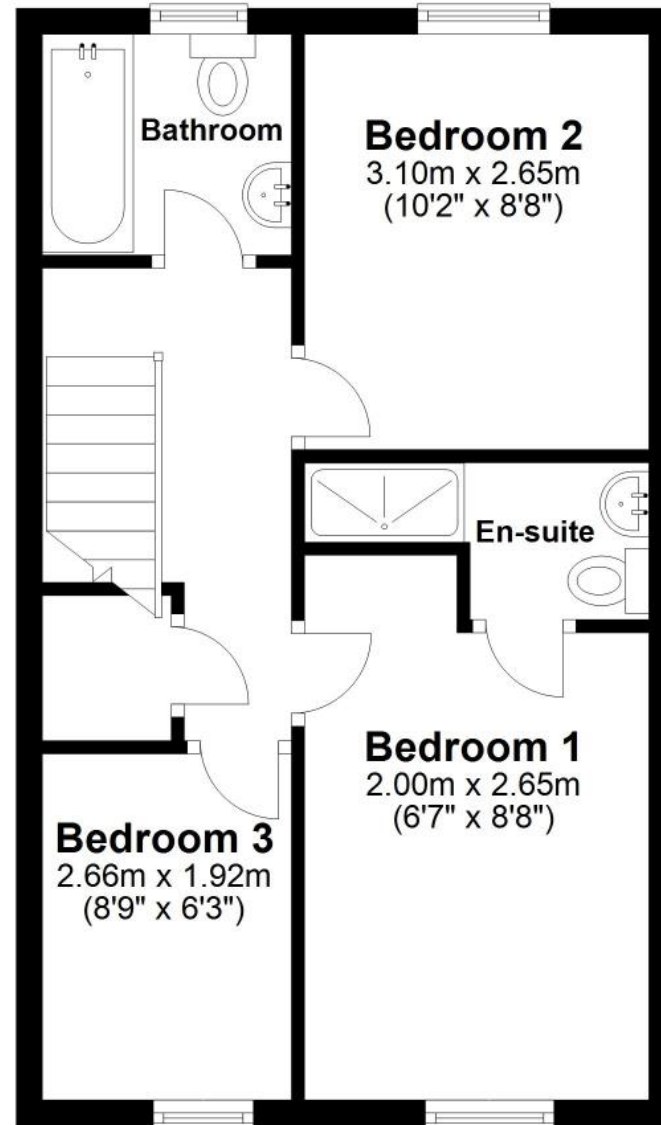
## Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.0 sq. feet)