



## Price

£2,800 PCM

Fees Apply



Available 14/09/24

Goodwin Avenue  
Whitstable CT5

*Wards*  
Helping you move forwards



## Main Features

- **\*\*No Deposit Option Available \*\***
- **\*\* Open House viewings Saturday \*\***
- **Large plot with impressive garden**
- **Newly refurbished**
- **Under floor heating in the bathrooms and lounge.**
- **Electric car charger**



**Deposit required is £3,230.77**  
**Canterbury District - Council Tax Band Tax Band D**

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 Whitstable 01227 200691 ■ [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

**Lounge** 4.58 x 3.94  
**Kitchen/Diner** 6.58 x 6.28  
**Utility Room** 3.84 x 3.05  
**Bedroom 2** 4.32 x 3.97  
**Bedroom 3** 3.97 x 3.61  
**Bedroom 4** 2.87 x 2.31  
**Bathroom**  
**Bedroom 1** 3.66 x 3.61  
**En-suite**  
**Bedroom 5** 3.66 x 2.11

## Dressing Area

**Garage** 4.83 x 3.84



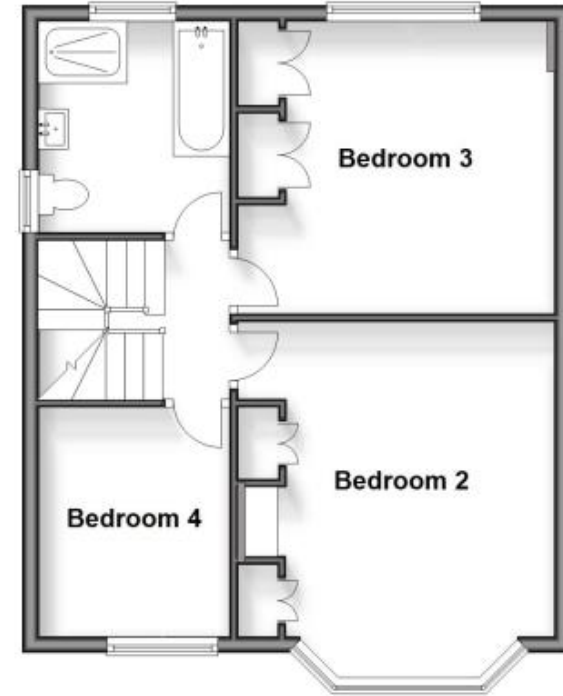
### Ground Floor

Approx. 99.7 sq. metres (1073.5 sq. feet)



### First Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



### Second Floor

Approx. 34.5 sq. metres (371.3 sq. feet)

