



## 85 Cornwallis Circle, Whitstable, Kent, CT5 1DT

£850 PCM

- WHITSTABLE
- 1 BEDROOM
- SHOWER ROOM
- Close to town and beach
- Seaside location
- FLAT
- 1 RECEPTION ROOM
- Charming garden flat
- On-street parking available

# 85 Cornwallis Circle, Kent CT5 1DT

Nestled in the charming area of Cornwallis Circle, Whitstable, this delightful garden flat offers a perfect blend of comfort and convenience. The flat comprises lounge, bedroom, newly fitted kitchen and a shower room. Redecorated throughout with new carpets & vinyl.

One of the standout features of this property is its garden, providing an outdoor space to enjoy the fresh air and sunshine. The flat is ideally situated close to the vibrant town centre and the picturesque beach, making it perfect for those who appreciate coastal living and the amenities of a bustling community.

Additionally, on-street parking is available. This property is an excellent opportunity to let ready for a professional couple or single occupant. With its prime location and charming features, this garden flat is not to be missed.

BOOK FOR A VIEWING TODAY



Council Tax Band: A



#### Living Room

10'8" x 12'10"

Good sized lounge with window to front.

#### Bedroom

9'12" x 9'

Double bedroom with window to the rear overlooking garden.

#### WC/Shower Room

Low level WC, pedestal basin & enclosed shower cubicle.

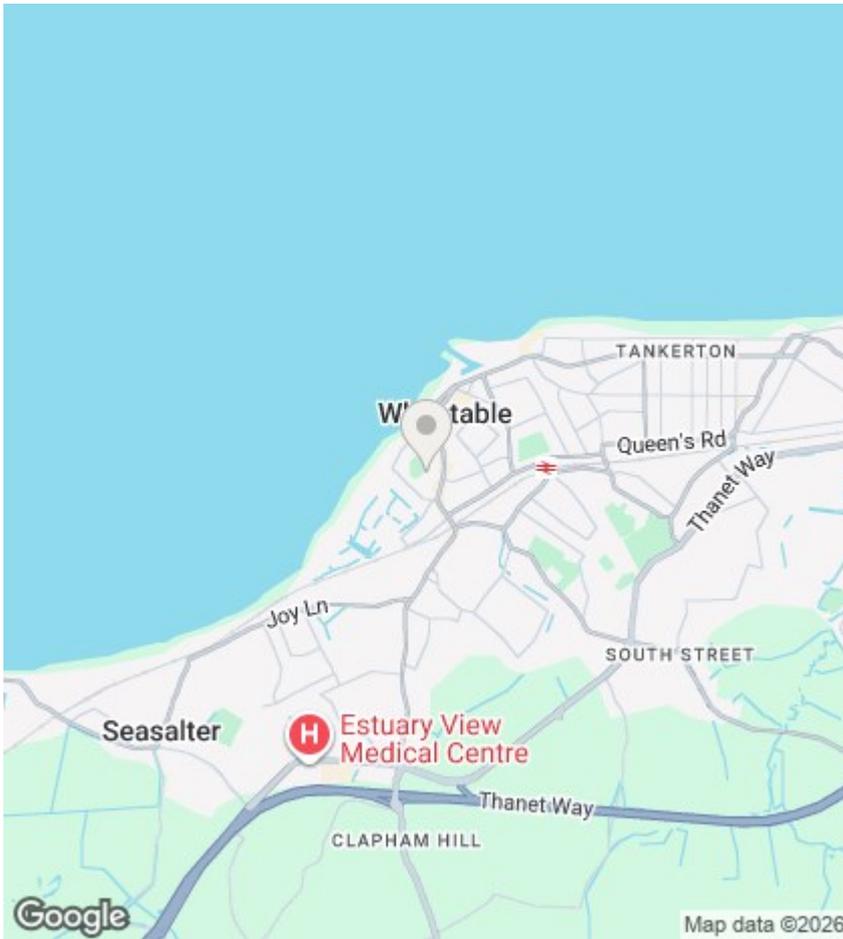
#### Kitchen

11'1" x 7'7"

Newly fitted shaker style galley kitchen with stainless steel sink & drainer, mixer tap, wall, base & drawer units with wood effect worksurface over, tiling. Space for washing machine, oven & fridge/freezer Door to garden area.

#### Garden

Garden with paved area for seating, shrubs.



## Directions

## Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	