

# KE



## 7 St. Augustines Court, Herne Bay, CT6 5UE

£1,200 Per Month

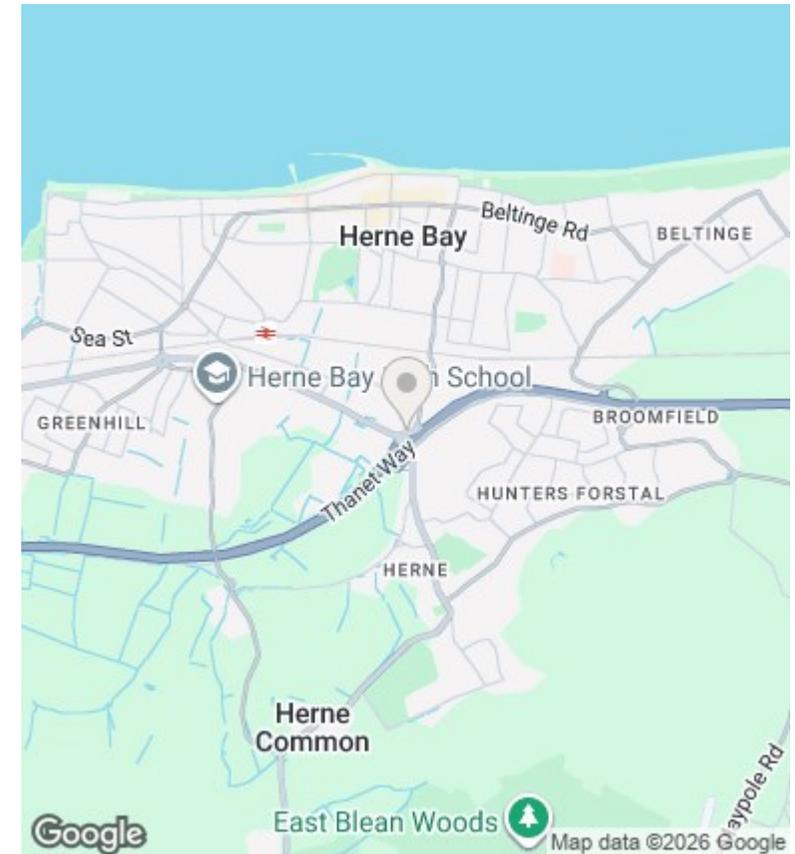
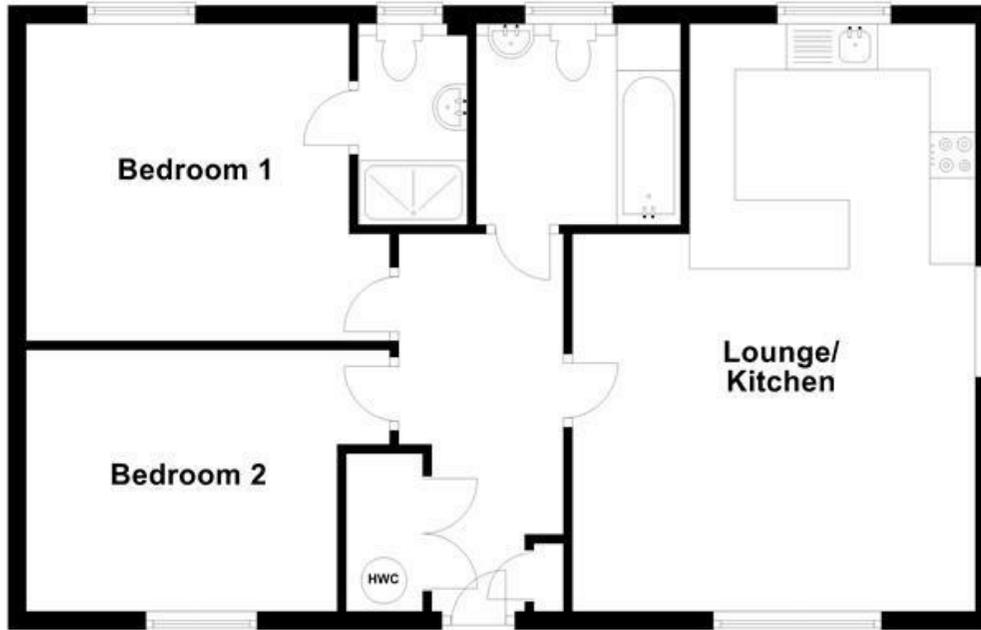
- 2 double bedrooms
- 2 bathrooms
- Ground floor with private entrance door
- Unfurnished with some white goods and built in wardrobes
- Allocated parking space
- Nil deposit option available

106 High Street, Kent, CT6 5LE  
01227 389998

lettings@kimberestates.co.uk  
www.kimberestates.co.uk

### Ground Floor

Approx. 66.8 sq. metres (719.6 sq. feet)



### Viewings

Viewings by arrangement only. Call 01227 389998 to make an appointment.

### Council Tax Band

B

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	