

KE



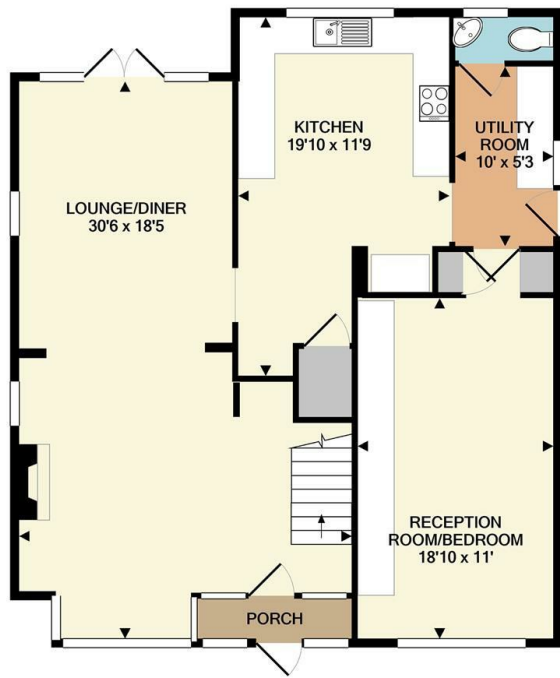
96 Grand Drive, Herne Bay, CT6 8LS

£2,250 Per Month

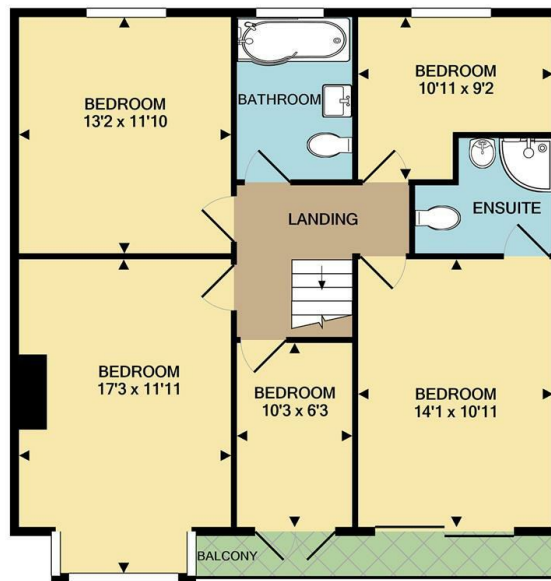
- Balcony with partial sea views
- 2 big reception rooms
- 0.7 miles from the train station
- 5 bedrooms
- Driveway parks up to 2 cars
- No deposit scheme available
- 2 bathrooms plus cloakroom
- Large back garden

106 High Street, Kent, CT6 5LE
01227 389998

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

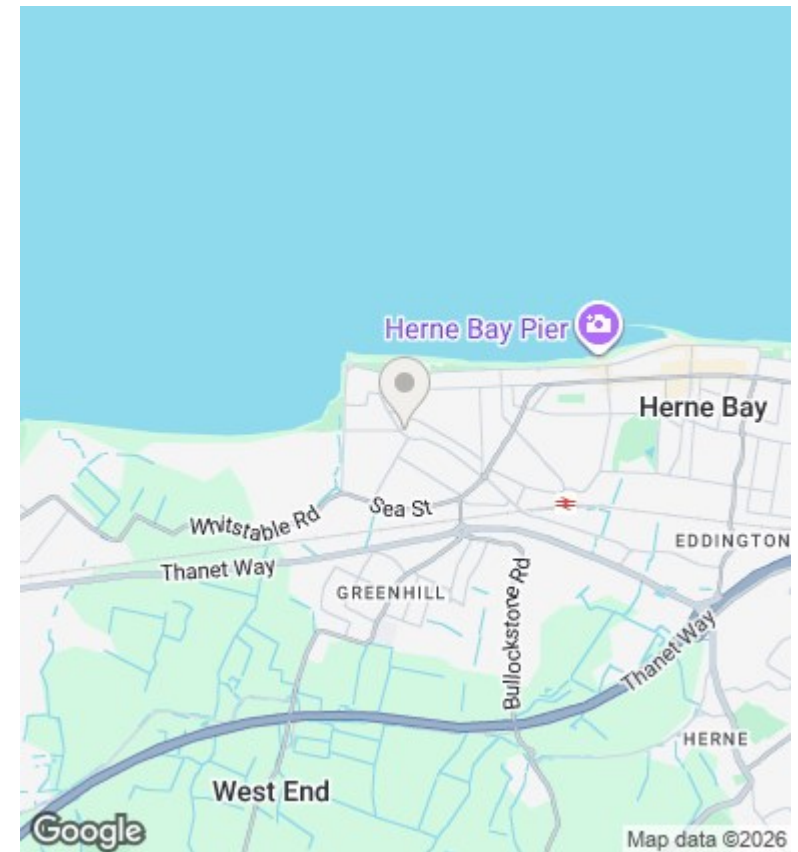


GROUND FLOOR
APPROX. FLOOR
AREA 952 SQ.FT.
(88.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 837 SQ.FT.
(77.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1789 SQ.FT. (166.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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Viewings

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

Council Tax Band

E

EPC Rating:

D

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