



**21a Station Road, Lyminge - CT18 8HQ**  
£1,450 pcm



## 21a Station Road

Lyminge, Folkestone

Renovated three-bedroom Lyminge apartment with new kitchen and shower room, bright living area, gas heating, off-road parking, and close to shops, schools, and transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious three bedroom apartment
- Newly renovated throughout
- Gas central heating
- One off road parking space
- Enclosed garden with shed
- New modern fitted kitchen
- New double glazing
- Holding Deposit £334.00
- Deposit £1673.00

## Ground floor

Entrance porch

Entrance hall

## First floor

### Kitchen/dining room

11' 7" x 10' 9" (3.52m x 3.28m)

### Living room

18' 9" x 13' 11" (5.71m x 4.24m)

Into bay window

### Bedroom one

13' 1" x 12' 11" (3.99m x 3.93m)

### Shower room

9' 11" x 6' 1" (3.02m x 1.86m)

## Second floor

### Bedroom two

16' 0" x 11' 3" (4.87m x 3.44m)

### Bedroom three

11' 10" x 9' 7" (3.61m x 2.92m)

## Outside

Enclosed garden with shed

Parking space for one car

### Holding Deposit

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road - CT18 8HP

01303 863393

[info@laingbennett.co.uk](mailto:info@laingbennett.co.uk)

[www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

DISCLAIMER - These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.