



**Shoreham**

**£1,095 Per Month**

**Unfurnished**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Station Road, Shoreham

 Bedrooms: 1

 Bathrooms: 1

 Receptions: 1

- Modern and well presented
- Parking
- Council tax band A
- Separate study/dressing room
- Kitchen appliances included
- Open plan kitchen/reception room

Modern and well presented one bedroom ground floor flat with private entry, located within the Darenth Valley Golf Club.

Private ground floor entry into hallway with built in shoe storage. Open plan kitchen and reception room, appliances include oven, hob, fridge freezer, washing machine, tumble dryer and dishwasher. Breakfast bar. Double bedroom with wardrobes, en-suite shower room with basin, WC, shower cubicle, heated towel rail and built in cabinets. Separate study/dressing room.

Parking available within the car park.

PLEASE NOTE: Bills will be a fixed payment paid direct to the Landlord due to being on a shared meter. Costs TBC - enquire for details.

Available: NOW


Holding deposit: £252.00

Security deposit: £1,263.00

Council tax band: A

EPC rating: E



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   | <b>75</b> |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            | <b>44</b>   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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