



# H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



## 3 PIPER HOUSE, THE GUARDS, SHORNCLIFFE HEIGHTS

**£850 pcm**

**AN EXCELLENTLY APPOINTED, NEWLY COMPLETED  
FIRST FLOOR APARTMENT IN THE VARIED  
SHORNCLIFFE HEIGHTS DEVELOPMENT**



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Kim A Clinch BSc, FRICS

## **3 Piper House, The Guards, Shorncliffe Heights Folkestone, Kent CT20 3TF**

**ENTRANCE HALL, OPEN PLAN LIVING ROOM/FITTED KITCHEN, TWO  
DOUBLE BEDROOMS, BATHROOM/W.C., EN-SUITE SHOWER TO  
MASTER BEDROOM, DOUBLE ASPECT JULIETTE BALCONY  
OUTLOOK, GAS CENTRAL HEATING & DOUBLE GLAZING,  
ALLOCATED OFF-STREET PARKING, LOCKABLE BIKE STORE & REFUSE  
STORE, STYLISHLY FITTED THROUGHOUT**

### **Description**

This newly completed apartment benefits from a very pleasant first floor corner position within Piper House, and in particular with open outlook over recreational area to front. The Shorncliffe Heights development is just off Church Road in Cheriton and offers convenient access for local shops, M20 motorway network and is less than one mile from Folkestone West train station with high speed rail services for Ashford and London.

**Regrettably No Housing Benefit Tenants, No Children, No Pets, No Smokers.**

**Please note the following fees apply when renting a property:-**

- 1. Reference fee of £100 for first applicant £50 for each additional applicant over the age of 18 living at the property - non refundable.**
- 2. First month's rent in advance. £850**
- 3. Security deposit equivalent to two month's rent (refundable upon exit unless required for repairs - less £125 check-out fee) £1,700**
- 4. Contract fee £150 inclusive of VAT.**
- 5. Admin fee of £75 for any amendment/extension of contract.**

**TOTAL COSTS BASED ON 2 ADULTS: £2,850.00**

The excellent accommodation with many refinements comprises:-

### **ENTRANCE HALL**

Having radiator, door entry phone, 2 walk-in storage cupboards with hanging space and shelving, feature ledged doors to all rooms.

### **OPEN PLAN DOUBLE ASPECT LIVING AREA/FITTED KITCHEN 6.09m x 3.90m (19'12" x 12'10")**

KITCHEN AREA with worktops and range of cupboards to two sides incorporating integrated dishwasher, washer/dryer and fridge/freezer, Zanussi electric oven and gas hob with extractor hood, combination gas boiler. LIVING AREA carpeted and having radiators, two glazed double Juliette balcony doors.

### **MASTER BEDROOM 3.00m x 2.50m (9'10" x 8'2") plus door recess**

Having glazed double doors to Juliette balcony.

### **EN-SUITE SHOWER/W.C.**

Stylishly tiled and having shower cubicle, pedestal basin, low level w.c., radiator.

### **BEDROOM TWO 4.00m x 2.40m (13'1" x 7'10")**

### **BATHROOM/W.C.**

Having white panelled bath with shower and screen, basin, w.c and radiator.

### **OUTSIDE**

Allocated off-street parking for one car (Space 51).

**Tenure** AST Managed

**Viewings** Strictly by appointment only -  
Property Reference HW8679

### **Opening Hours:**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 3.00





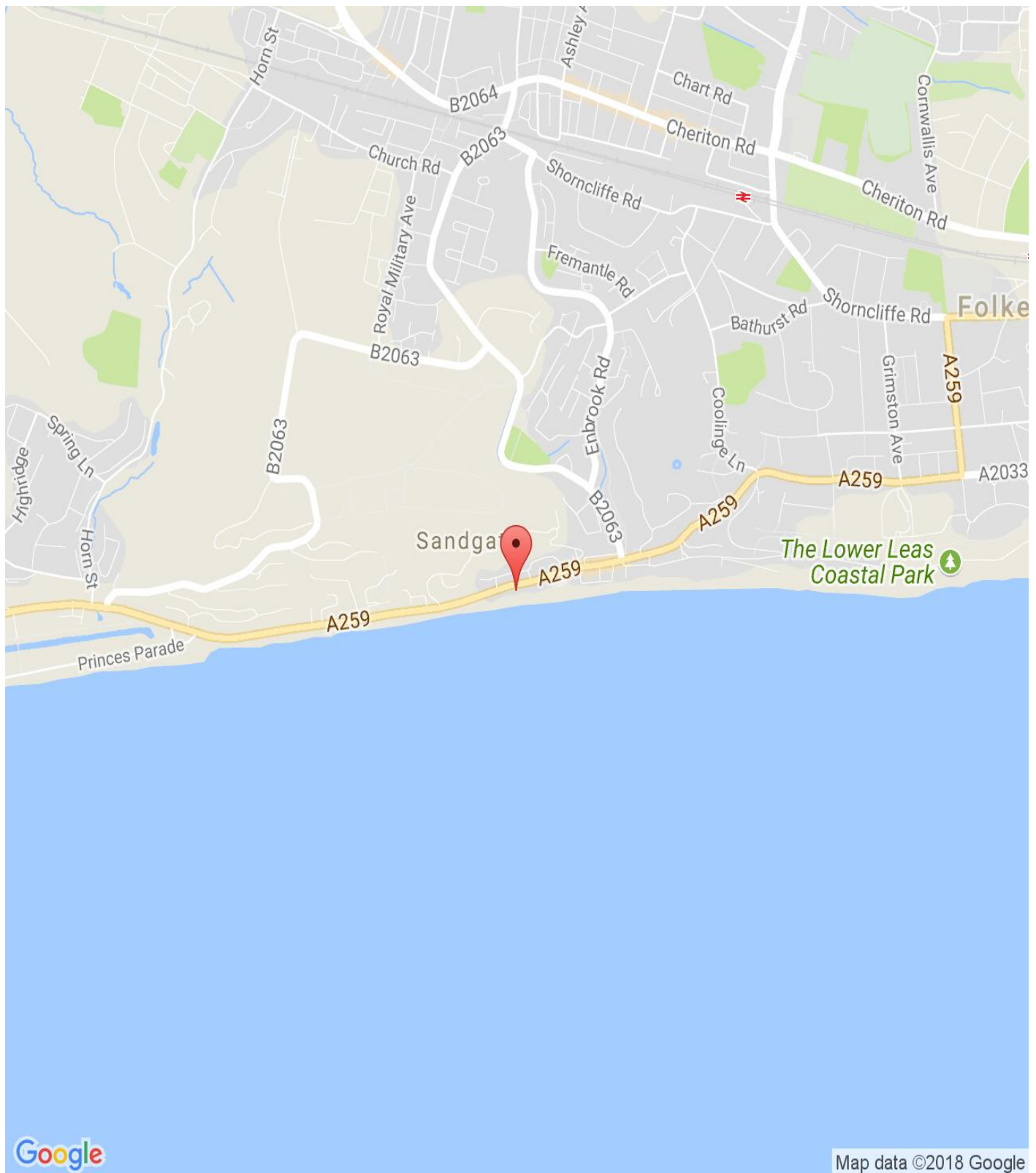






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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