



CLAVERLEY HOUSE, QUEENS ROAD, LITTLESTONE, NEW ROMNEY

£1,150 per month

Motis Estates are delighted to bring to the market this contemporary newly developed first floor 2 bedroom apartment which offers high standard finishes throughout, situated on the south kent coast line with panoramic sea views from Dover to Dungeness.



Claverley House, Queens Road Littlestone, New Romney TN28 8NA

**TWO BEDROOMS , ENSUIT SHOWER ROOM , LOUNGE
KITCHEN/DINNER , FAMILY BATHROOM , BALCONY (PANORAMIC
VIEWS) , PARKING SPACE**

Description

This apartment is located within Claverley house which is an exclusive development of 21 apartments, situated in the seaside town of Littlestone. All apartments are fitted with contemporary kitchens with integrated Bosch appliances, stylish modern bathrooms (most with en-suite shower rooms to master bedroom), balconies & allocated parking. Littlestone's seafront with its extensive beaches, and with two local golf courses one of which is a championship course within walking distance. The nearby Cinque Ports town of New Romney offers a good selection of independent shops, together with a Sainsbury's store. It also boasts a wide variety of restaurants and the Coach House coffee shop. The famous Romney, Hythe & Dymchurch light railway has a station here with services running from Dungeness to Hythe, itself a Cinque Ports town offering a wider range of shopping facilities and a Waitrose store; the historic Royal Military Canal also runs through the centre of the town. The medieval coastal town of Rye is also within half an hour's drive. High speed rail services to London are available from Ashford International railway station approximately twenty five minutes away by car, providing fast services to St Pancras station in only thirty six minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone and London, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe. The accommodation comprises of lounge/kitchen dinner with balcony (panoramic sea views), master bedroom with ensuit shower room (direct sea views), double second bedroom, family bathroom. Suitable for working tenants, No Smokers, No Pets. The tenant is responsible for:- a) Rent - should be paid at regular, specified intervals. The amount charged will usually be equally split across the tenancy. b) A Refundable Tenancy Deposit - 5 weeks deposit paid prior to the start of the tenancy. c) A Refundable Holding Deposit - 1 weeks holding deposit to secure the property - this is due before the referencing commences (please note - if your referencing is declined the 1 weeks Holding Deposit will not be refunded). The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by the Landlord or Agent (unless otherwise agreed in writing). d) Default Fees - Late payment of rent over 14 days overdue or a lost key/security device giving access to the housing. When notice is served - Rent paid throughout the notice period of 2 months is payable for the full term, unless a new tenant can move into the property, the rent is due up until the day before the new tenant moves in. e) Changes to the tenancy - If a tenant is added or removed from the tenancy or permission to keep pets on the property this will be £50 inclusive of Vat to amend the tenancy agreement. f) Early Termination - If the tenant terminates the tenancy early and the Landlord agrees, all rents until the end of the contract as well as any marketing, referencing, inventory and check out costs. g) Council Tax, Utility and communication services - Paying the bills in accordance with the tenancy agreement, which includes the Council Tax, utility payments (gas, electricity, water) and communication services (broadband, TV, Phone).

Tenure AST Managed

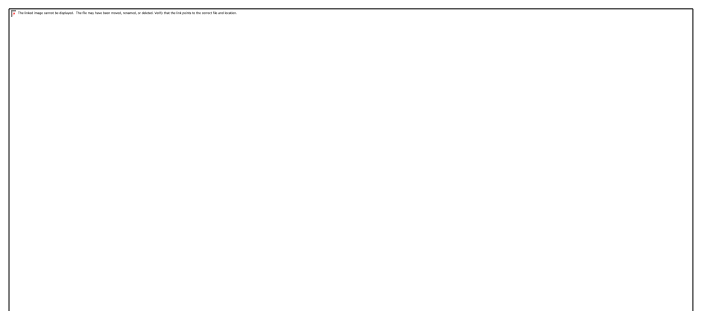
Postcode TN28 8NA

Viewings Strictly by appointment only -
Property Reference MOTIS_003700

Opening Hours:

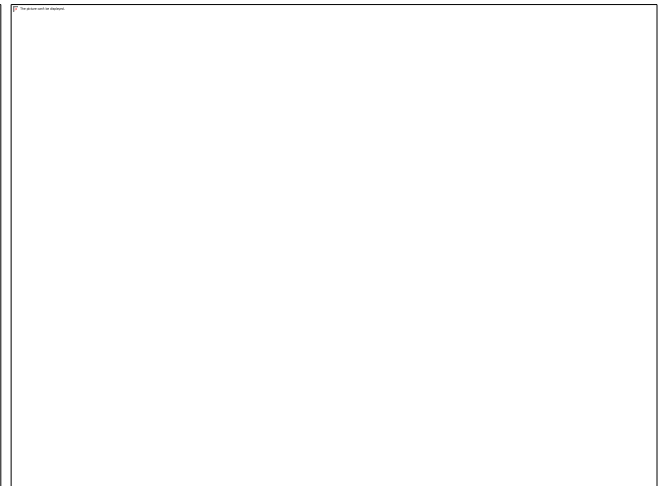
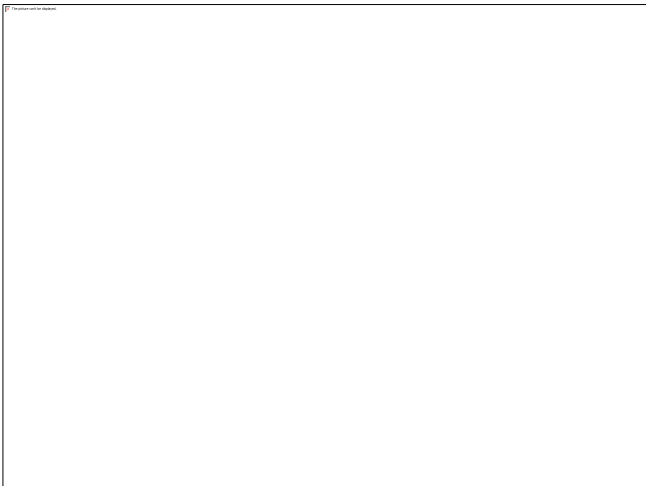
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









Moving with Motis



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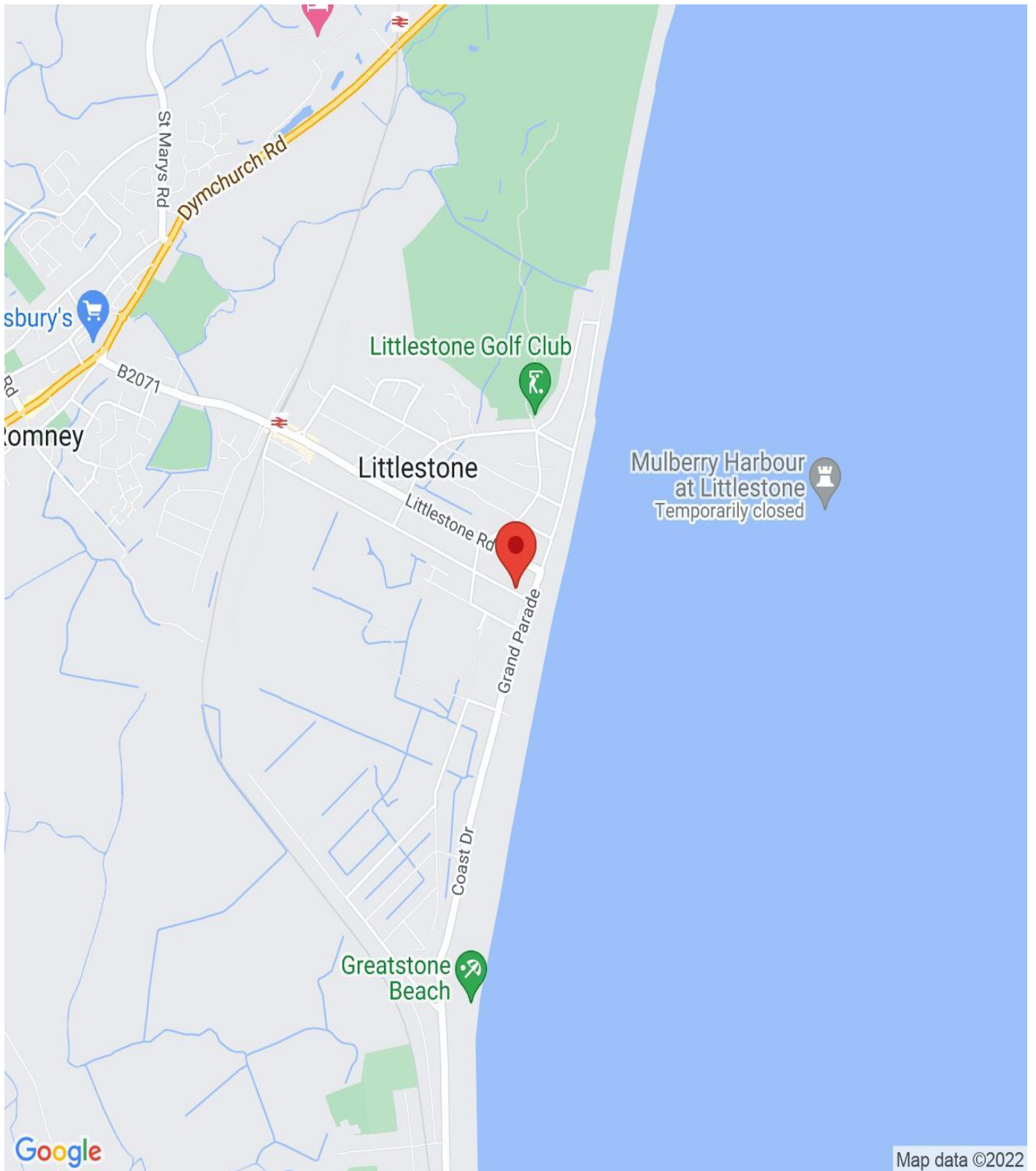
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Motis Estates Ltd is a limited company, NI647133 with registered offices of 9 Downshire Place, Newry Co. Down, Northern Ireland, BT34 1DZ, trading as Motis Estates. Motis Estates Ltd is registered with The Royal Institution of Chartered Surveyors, 812728.



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.