



30 SANDGATE ROAD

£750 per month

ONE BEDROOM FLAT IN THE TOWN CENTRE OF FOLKESTONE.



30 Sandgate Road CT20 1DP

**WALKING DISTANCE TO THE HARBOUR ARM , TOWN CENTRE ,
ONE BEDROOM APARTMENT , MODERN FITTED KITCHEN ,
MODERN FITTED BATHROOM ,**

Description

A one bedroom Town Centre apartment has come to the market with Motis Estates. The apartment has modern fully fitted kitchen finished with white gloss units and splash back tiling. Integrated electric cooker and electric hob with the extractor fan above. Space for a washing machine and Fridge Freezer. The bathroom come with a fitted vanity units with a built in sink along with baths with an over head shower. Half Tiled walls. We would advise to look at all apartments upon viewing. Call Motis Estates to view. 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 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

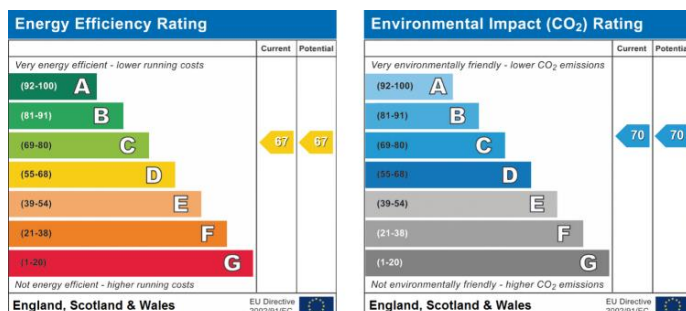
Postcode CT20 1DP

Viewings Strictly by appointment only -
Property Reference MOTIS_003720

Opening Hours:

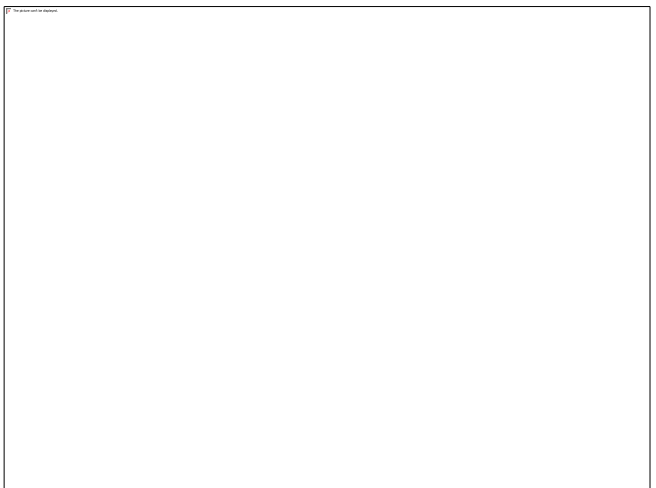
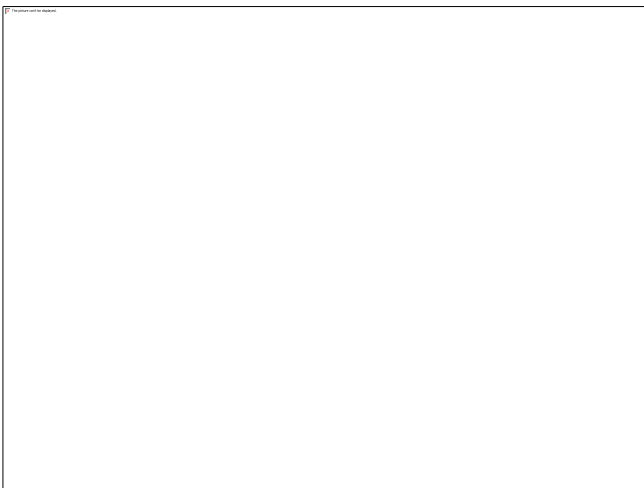
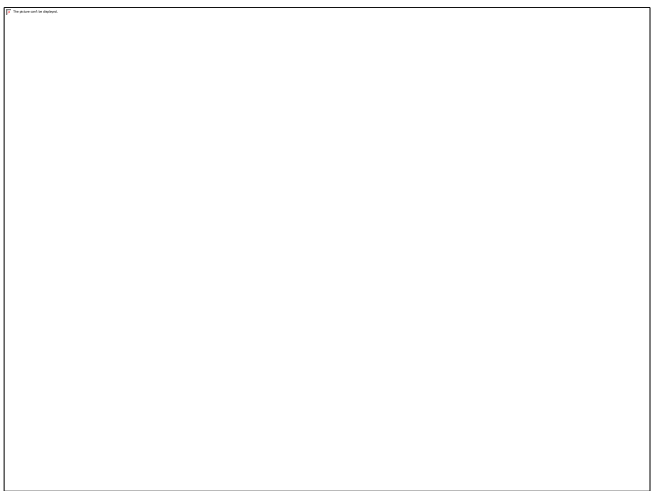
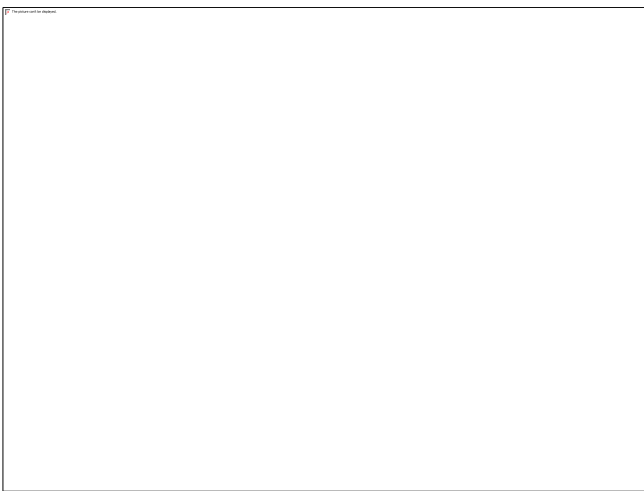
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



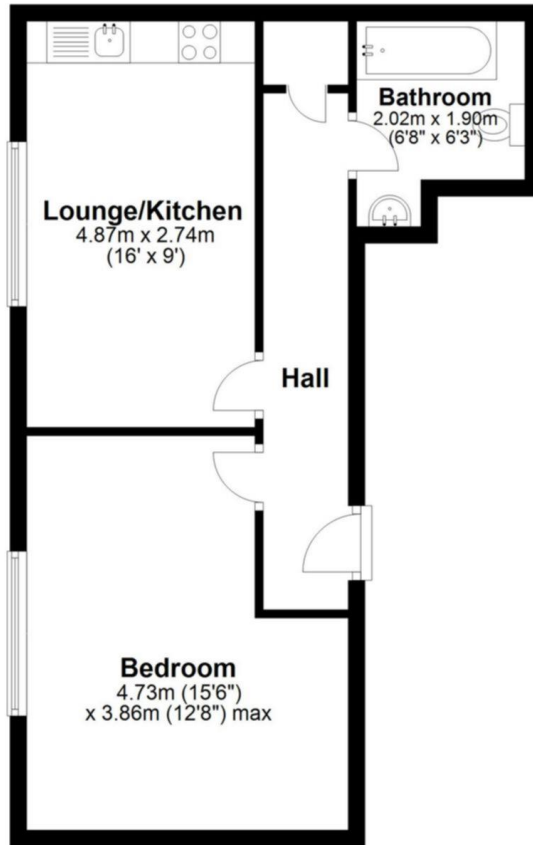






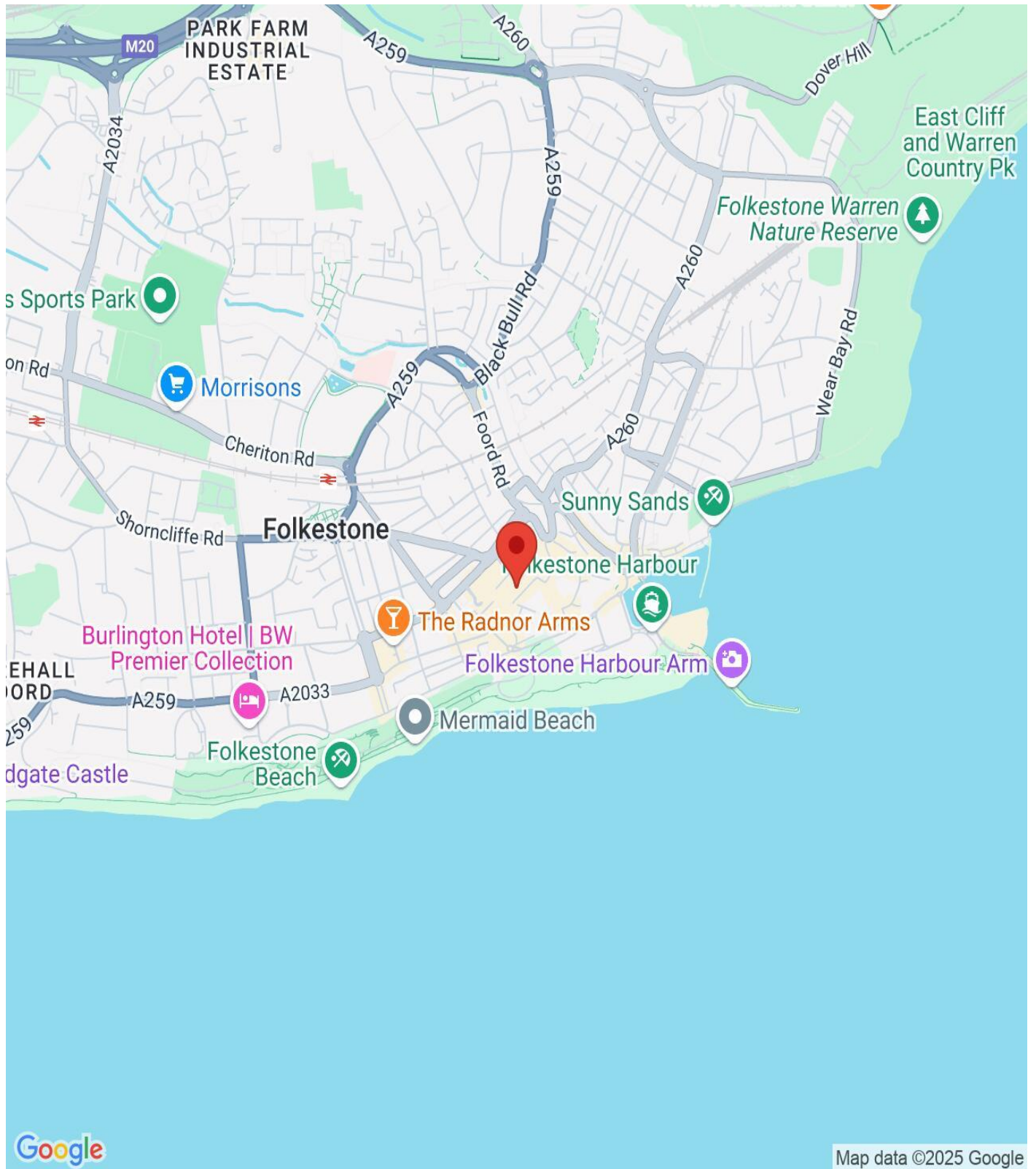
Third Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



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.