



## 18 CAMBRIDGE GARDENS

£650 per month

A one-bedroom flat situated on the first floor of a well-maintained building.



# 18 Cambridge Gardens CT20 1DB

**ONE BEDROOM , CLOSE TO THE TOWN CENTRE , CLOSE TO  
TRANSPORT LINKS , DOUBLE BEDROOM , ,**

## Description

A one-bedroom flat situated on the first floor of a well-maintained building. As you step inside, you'll be greeted by a bright and spacious living area with a large bay window which floods the room with natural light. The flat features a fully-equipped kitchen, complete with sleek countertops, a freestanding cooker, washing machine and fridge/freezer. The cozy bedroom features ample space to store your belongings along with a built-in cupboard for extra storage. The bathroom is clean and well-maintained, with a bathtub and shower combination, WC and hand basin. This one-bedroom flat is ideally situated in the heart of Folkestone, within walking distance of local shops, cafes, and restaurants. It's also conveniently located for public transportation, making it easy to explore Folkestone and the surrounding areas. No pets, no smokers and working tenants preferred. Please contact Motis Estates to arrange a viewing. 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 Let Only

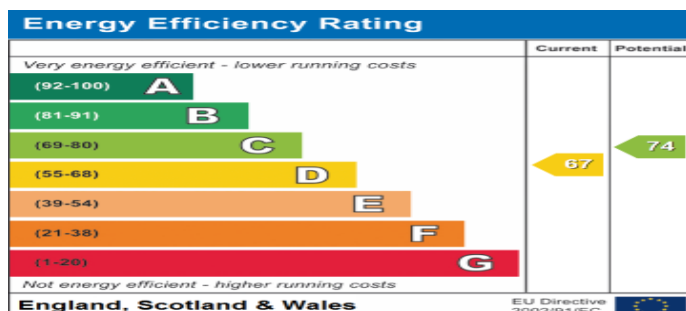
**Postcode** CT20 1DB

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005266

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00













## Moving with Motis



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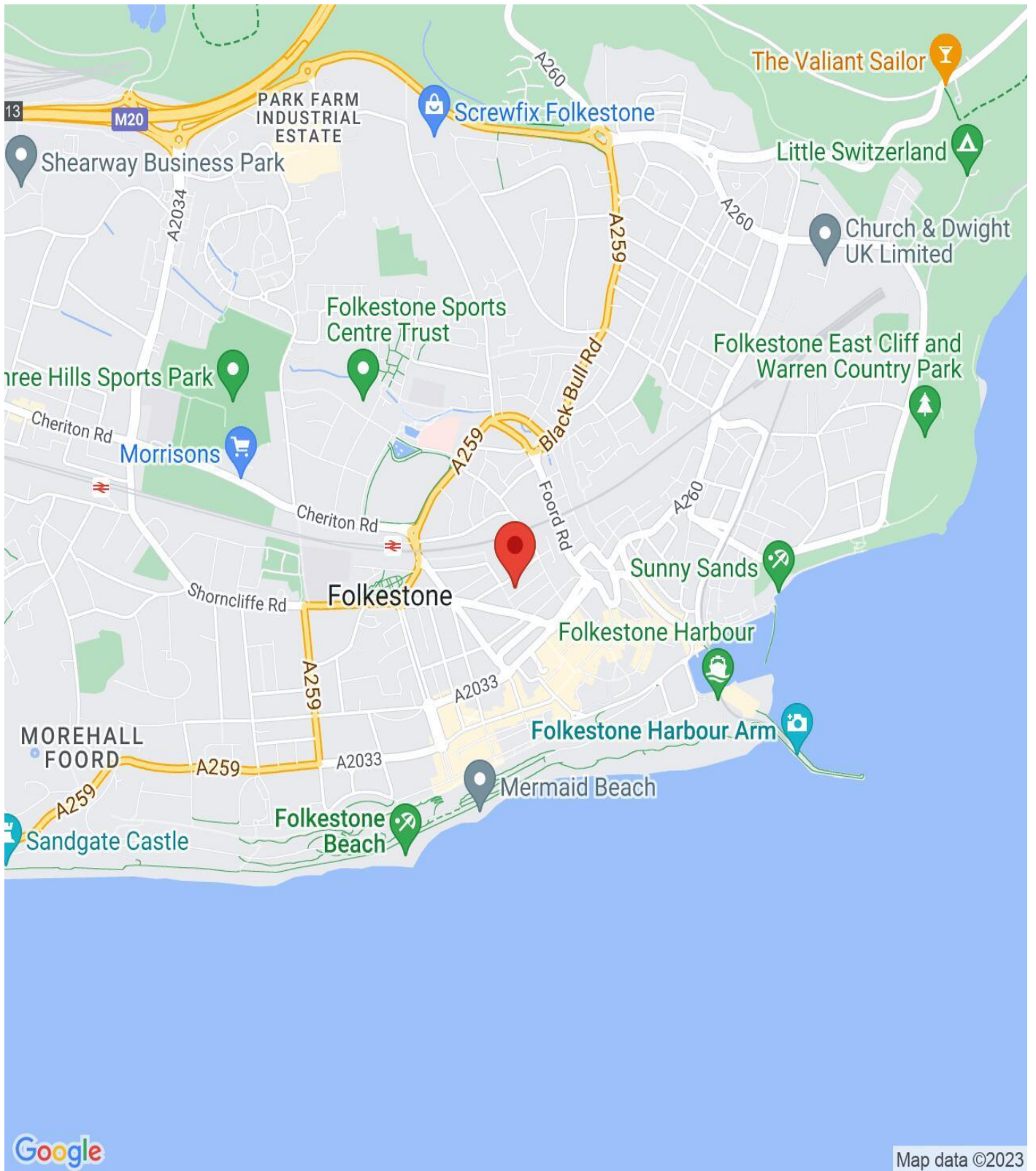
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**IMPORTANT NOTICE**

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.