

Rose Cottage 54 King Street

Sandwich
CT13 9BL

£1,100 PCM

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• Unfurnished Property • Cottage • 2 Bedrooms • 2 Receptions • Gas C/H • Small Garden • Sorry, No Smokers • EPC Band E • Council Tax Band C • Deposit £1,265.00

Deposit: £1,265

EPC rating D

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An attractive period cottage believed to date from 1870 maintained to a very high standard conveniently situated in the heart of the Cinque Port town of Sandwich. The accommodation comprises: Lounge leading through into dining room, cloakroom and kitchen on the ground floor with two bedrooms and a bathroom on the first floor. The cottage benefits from gas fired central heating and a small courtyard garden to the rear. Regret no smokers .

Living Room
11'4 increasing to 14'4 x 13'6
Radiator, feature fireplace

Dining Room
11'2 x 8'4
Radiator, feature fireplace

Cloakroom
Toilet, hand basin

Kitchen
11'9 x 5'4 increasing to 6'8

FIRST FLOOR

Bedroom One
14'2 decreasing to 10'9 x 13'11

Bedroom Two
11'2 x 8'4

Bathroom
7'11 x 6'8 decreasing to 5'7
Bath, toilet, hand basin

Exterior
Small courtyard garden

Rent - £1,100 PCM

Tenancy Deposit - £1,265. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover
Council Tax Band C

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on:

