

42B The Street  
Ash  
Canterbury  
CT3 2EW

£875 Per Calendar Month

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471  
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• 2 Bedroom First Floor Flat • Generously sized • Centre of Ash Village • Contemporary Kitchen • Gas Central Heating • Deposit £1,005.00 • EPC Band D • Council Tax Band B

Deposit: £1,005

EPC rating

[www.finns.co.uk](http://www.finns.co.uk) 01304 614471



A generously sized two-bedroom first-floor flat located in the centre of Ash village. This well-presented home features a contemporary kitchen equipped with white goods, an electric oven, and hob, complemented by efficient gas-fired central heating. The accommodation includes one spacious double bedroom and a cosy single bedroom, a modern bathroom with a shower over the bath, and a bright, airy living room at the front of the property offering charming views of Ash Church. Close to local amenities.

**Rent** - £875 Per Calendar Month

**Tenancy Deposit** - £1,005. 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 B

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

**ENTRANCE HALL**

Built in cupboards. One cupboard housing washing machine & separate Tumble dryer. 2x Storage cupboards

**KITCHEN**

8'9 x 9'  
Range of shaker style cream base & wall units. Wood bloc effect worktops. Green splash back tiles. Electric oven, hob & extractor fan. White enamel sink. Integrated dishwasher. Ladder style radiator. Emergency exit door. Single glazed windows. Tile effect vinyl flooring.

**BEDROOM TWO**

8'5 x 7'7  
Double glazed window to rear. Radiator, carpet, roller blind

**MAIN BEDROOM**

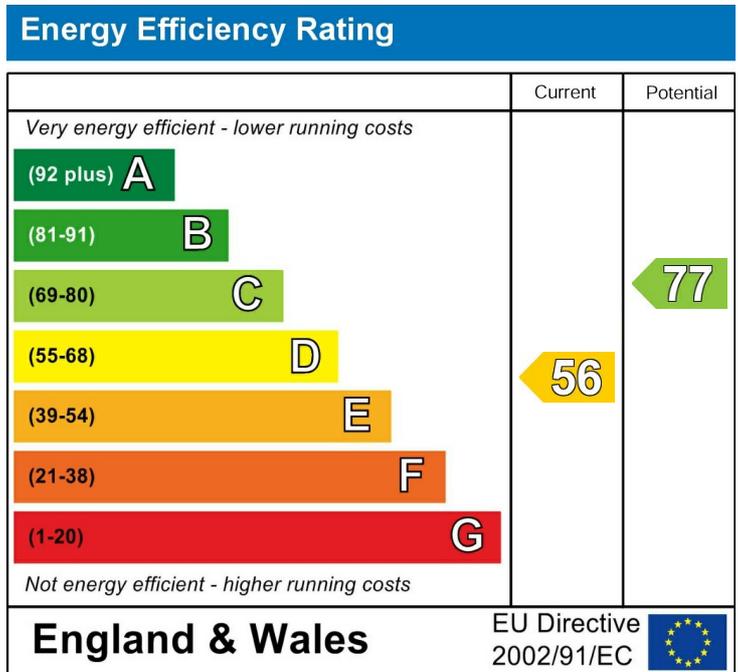
16' x 9'6  
Double glazed window to rear. Radiator, carpet

**BATHROOM**

Bathroom suite in white with P-shaped bath with fixed head & handset shower. Shower screen. Tiled

**LIVING ROOM**

19'4 into bay x 16'4  
4" Single glazed sash bay windows.  
2 x radiators carpet. Built in cupboard housing gas & electric meters.



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Date: These particulars were prepared on:

