



## 1 Oyster Reach 9 Herne Bay Road

Whitstable, CT5 2LQ

Greenleaf are pleased to present this luxurious two bedroom ground floor, open-plan and sea-facing apartment located in one of the most desirable locations, just over a mile from Whitstable. Boasting a South facing enclosed private garden and one allocated parking space. The building has solar water heating, together with triple glazed windows and external doors, giving an EPC rating "A". Video entry phone system. Porcelain tiled floors with underfloor heating throughout and separate thermostats in each room. Low energy LED Downlighters throughout.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

**£1,750 Per Month**

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- EXTREMELY DESIRABLE LOCATION
- PRIVATE GARDEN
- HOLDING FEE £403.84 (1 WEEK RENT)
- SEA VIEWS
- SOLAR WATER HEATING
- DEPOSIT £2019.23 (5 WEEKS RENT)
- TWO BEDROOMS
- COUNCIL TAX BAND B
- AVAILABLE MARCH

## Entrance Hall

Large storage cupboard

## Cloakroom

White suite with wash hand basin and WC with concealed cistern. Extractor.

## Lounge/Diner

21'4 x 13'5 (6.50m x 4.09m)

Into bay. Large bay with double doors and sea views.

## Kitchen

9'3 x 8'10 (2.74m'0.91m x 2.44m'3.05m)

Range of contemporary wall and base units. Stainless steel 1½ bowl sink set into quartz work surface with local uplifts. Concealed LED lighting and plinth lighting. NEFF ceramic hob with electric oven below. Glass and stainless steel extractor. Washing machine, NEFF dishwasher and fridge/freezer.

## Bedroom 1

12'3 x 9'11 (3.66m'0.91m x 2.74m'3.35m)

Double doors with tilt facility to private courtyard garden.

## Bedroom 2

12'1 x 9'2 (3.66m'0.30m x 2.74m'0.61m)

Window to side elevation

## Bathroom

8'7 x 7'5 ( 2.44m'2.13m x 2.13m'1.52m)

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC with concealed cistern. Walk-in shower. Chrome heated towel rail. Fully tiled walls. Extractor. Shaver point. Demister illuminated mirror. Frosted window to rear elevation.

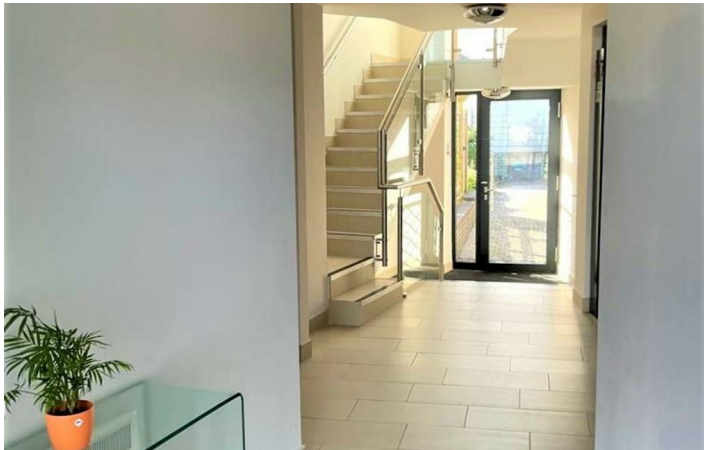
## Rear Courtyard

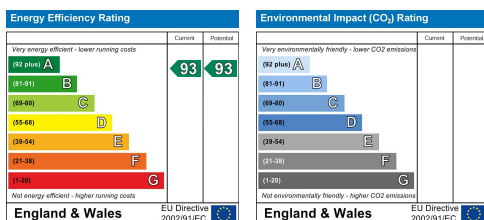
Enclosed south facing laid to artificial grass with raised planters. Outside tap. Pedestrian side access.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

Tel: 01634730672







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.