



**Price**

**£850 PCM**

Fees Apply



Available 30/09/23

**Crabble Hill  
Dover CT17**

*Wards*  
Helping you move forwards



## Main Features

- **2 double bedrooms**
- **Close to local amenities**
- **Modern throughout**
- **Sought after location**
- **Open house event**
- **Video tour available**

## Accommodation

**Bedroom 1** 4.19m x 3.18m 13'9" x 10'5"  
**Bathroom** 1.35m x 3.18m 4'5" x 10'5"  
**Bedroom 2** 3.42m x 3.18m 11'3" x 10'5"  
**lounge** 4.10m x 5.23m 13'5" x 17'2"  
**Kitchen** 4.94m x 2.80m 16'2" x 9'2"



**Deposit required is £980.77**  
**Dover District - Council Tax Band Tax Band A**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Dover 01304 201109 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969



# First Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)