



**Charlotte Court, The Royal Seabathing, Canterbury Road Westbrook  
£ 695**



- Apartment in secure development
- Two bedrooms (both with fitted wardrobes)
- Open plan living area leading & courtyard garden
- Video entry phone & 24 onsite hour security
- Allocated parking bay
- Fitted kitchen with integrated appliances

**TWO BEDROOM APARTMENT WITH PRIVATE COURTYARD, IN SECURE DEVELOPMENT CLOSE TO BEACH AND LOCAL AMENITIES.**

Xpert agents are offering TO LET number 12 Charlotte Court, The Royal Seabathing. This apartment boasts two good sized bedrooms, private courtyard garden, secure underground parking space and the latest in modern open plan living. With it's contemporary looking kitchen with integrated appliances and modern bathroom to the state of the art electronic video door entry system and built in wiring for TV and Sky+.

All within its own private gated community with 24 hour security, the development features quiet court yards and open vistas of the coastline. Three private walkways from the development provide access to the promenade then onto Westbrook Bay beach, which offers a safe blue flag environment for your enjoyment.

Please note: Fees apply. Tenant referencing and admin fee of £99.60 plus vat for each tenant. The landlord requires Working tenants only.

Communal entrance with video entry phone.

Communal hallway with stairs and lift to all floors. Staircase to lower level.

Hallway-

Carpeted floors, storage cupboard housing hot electric central heating system, wall mounted video entry system phone.

Open plan Lounge/Dining Kitchen Area— 5.85m x 3.86m (19'3" x 12'9")

Carpeted Lounge area with tiled area to the kitchen, double glazed bay windows and door opening on to an open courtyard terrace.

Bedroom 1— 3.85m x 3.5m (12'8" x 11'6") max.

Carpeted floors and built in wardrobe, bay with double glazed windows and door opening on to an open courtyard terrace.

Bedroom 2— 3.85m x 2.84m (12'8" x 9'4") max.

Carpeted floors and built in wardrobe.

Bathroom— 2.49m x 1.95m (8'3" x 6'5")

Having Tiled floor area, bath with overhead shower, basin and WC.

