

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



## Canterbury

To Let **£1,295 PCM**

...for Coastal, Country & City living.



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# Canterbury

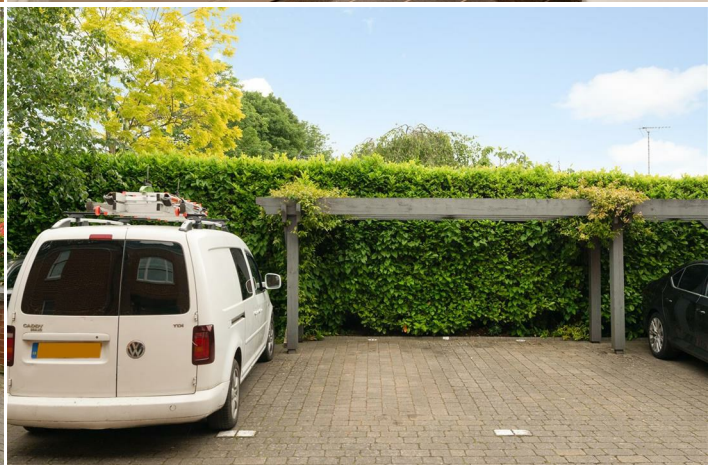
11 The Mews, 69 New Dover Road, Canterbury, Kent, CT1 3DZ

A contemporary first floor apartment forming part of this desirable mews development, conveniently positioned less than a mile from the vibrant centre of this historic Cathedral City and within walking distance of two mainline stations providing high speed rail links to London.

The spacious and smartly presented accommodation is arranged to provide an entrance hall, generous living room open-plan to a contemporary fitted kitchen, two double bedrooms, two bathrooms including an en-suite shower room to the principal bedroom, and a utility cupboard.

Within the development there are beautifully landscaped communal gardens. The apartment benefits from one allocated parking space located in a secure gated car park.

No pets or smokers. Immediately available.



## Location

The Mews, just off New Dover Road, is a desirable development less than a mile from the City centre and conveniently positioned for access to both Canterbury East mainline station (1 mile distant), Canterbury West mainline station (1.3 of a mile distant) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

## Accommodation

The accommodation and approximate measurements are:

### • Entrance Hall

### • Living Room

23'7" x 14'10" (7.20m x 4.54m)  
at maximum points.

### • Kitchen Area

11'5" x 6'0" (3.48m x 1.85m)  
at maximum points.

### • Bedroom 1

12'0" x 11'4" (3.66m x 3.45m)  
at maximum points.

### • En-Suite Shower Room

6'11" x 6'3" (2.11m x 1.92m)  
at maximum points.

### • Bedroom 2

11'1" x 10'9" (3.40m x 3.29m)  
at maximum points.



- **Bathroom**  
7'0" x 5'6" (2.14m x 1.68m)  
at maximum points.
  - **Utility Cupboard**
  - **Communal Gardens**
  - **Allocated Parking**
- Holding Deposit**  
£298 (or equivalent to 1 weeks rent)
- Tenancy Deposit**  
£1,494 (or equivalent to 5 weeks rent)

**Tenancy Information**  
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website [www.christopherhodgson.co.uk/Tenants](http://www.christopherhodgson.co.uk/Tenants)

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Provided by ARLA

**Independent Redress Scheme**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman





## Second Floor

Approx. 75.1 sq. metres (808.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 sq. feet)

**Council Tax Band E.** The amount payable under tax band E for the year 2021/2022 is **£2,441.89**.

**Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441**

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