

CHRISTOPHER HODGSON



Canterbury

To Let £950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

17B Dover Street, Canterbury, Kent, CT1 3HD

A bright and spacious first floor flat forming part of an attractive period building, in a highly convenient central location moments from Canterbury's bustling city centre, which offers an excellent range of shopping and cultural facilities, and within close proximity of Canterbury bus station and both Canterbury East (0.4 miles) and West (0.8 miles) mainline railway stations which provide High Speed services to London.

Finished in contemporary style, the smartly presented accommodation is arranged to provide a sitting room, kitchen, a double bedroom and a shower room. Outside, the property also benefits from the use of a South facing communal courtyard.

No smokers. Available from early November.



LOCATION

Dover Street is 0.3 miles from the City centre and conveniently positioned for access to both Canterbury East mainline station (0.4 miles distant), Canterbury West mainline station (0.8 miles 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 (taken at maximum points) are:

FIRST FLOOR

- Communal Hall 12'8" x 2'10" (3.87m x 0.88m)
- Kitchen 7'4" x 5'6" (2.26m x 1.69m)
- Shower Room 5'6" x 5'1" (1.69m x 1.57m)
- Bedroom 10'9" x 10'4" (3.3m x 3.16m)
- Sitting Room 16'7" x 10'9" (5.08m x 3.29m)
- Communal Courtyard

HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1096 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

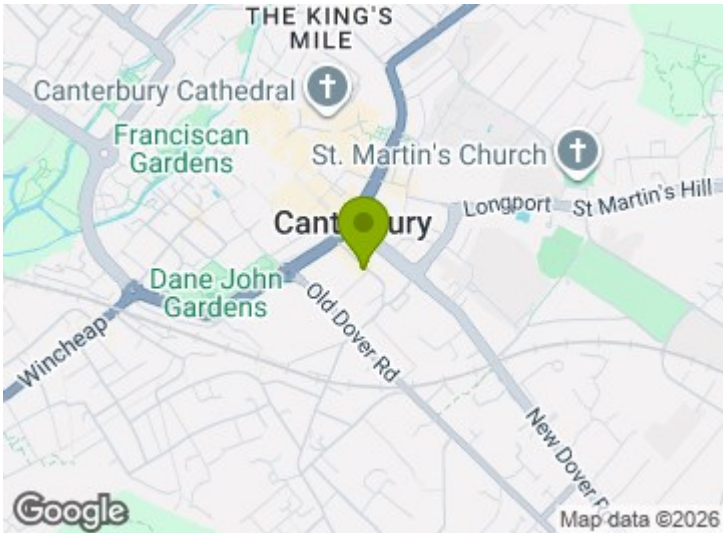
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

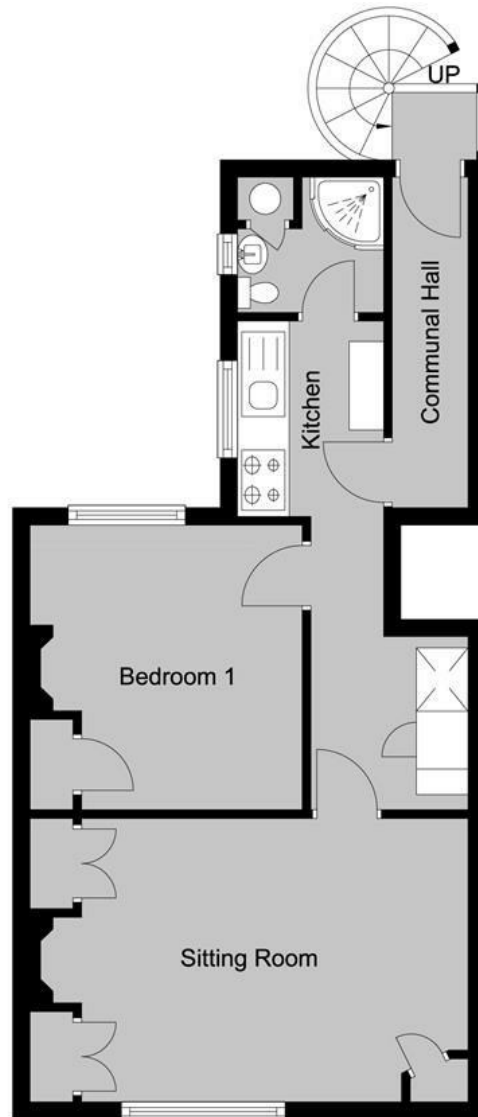
CLIENT MONEY PROTECTION

Provided by ARLA



First Floor

Main area: approx. 39.6 sq. metres (426.2 sq. feet)



Main area: Approx. 39.6 sq. metres (426.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,419.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very energy efficient (newest category)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Least energy efficient (oldest category)	G		
Energy Efficiency Rating		52	52
England & Wales			

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

