



## Canterbury

To Let **£1,100 PCM**

...for Coastal, Country & City living.



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# Canterbury

14 Old Watling Street, Canterbury, Kent, CT1 2DX

Forming part of the exclusive Old Tannery development within the city walls, this superb second floor apartment is ideally positioned for access to the City Centre and is within approximately half a mile of either Canterbury East or Canterbury West mainline railway stations.

The property benefits from secure gated parking accessed via electronically operated gates, the use of communal parkland gardens and is also served by a lift. This impeccably presented apartment enjoys a smart and contemporary decorative style complementing the high specification fixtures and fittings. The comfortably proportioned accommodation totals approximately 750 sq ft (70 sq m) and includes an entrance hall, sitting/dining room with Juliet balcony, well fitted kitchen, two bedrooms (including en-suite shower room to principal bedroom) and a bathroom. Unfurnished. White goods included.

No smokers or pets. Immediately available.



## Location

Old Watling Street forms part of the prestigious Old Tannery development situated within the city walls of Canterbury close to the City centre and approximately half a mile from both Canterbury East and Canterbury West stations providing frequent links to London (Victoria approx. 1 hour 20mins) and high speed links (Javelin Service) to London St Pancras (approx. 1 hour). The Cathedral City of Canterbury itself boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The City also combines a wealth of cultural and leisure amenities including theatres, bars and restaurants, as well as benefiting from excellent public schools, state schools and higher education establishments. It also enjoys excellent links to the A2 and connecting motorway network.

## Accommodation

The accommodation and approximate measurements are:

### • Communal Entrance Hall

• **Open Plan Sitting/Dining Room**  
19'10" x 18'11" (6.05m x 5.77m)  
at maximum points.

• **Kitchen**  
10'11" x 8'11" (3.35m x 2.74m)  
at maximum points.

• **Bedroom 1**  
12'2" x 9'10" (3.73m x 3.02m)  
at maximum points.

• **En-Suite Shower Room**  
7'10" x 5'2" (2.41m x 1.60m)  
at maximum points.

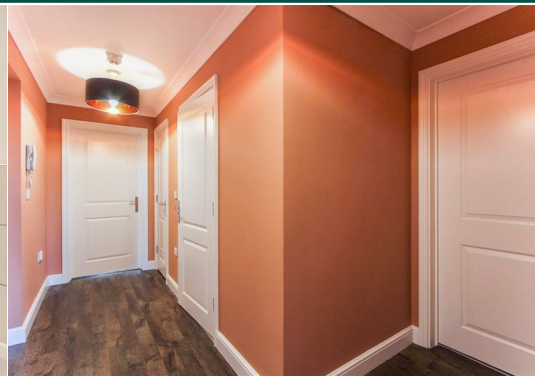
• **Bedroom 2**  
12'4" x 12'7" (3.78m x 3.86m)  
at maximum points.

• **Bathroom**  
7'1" x 6'3" (2.18m x 1.91m)  
at maximum points.

### • Communal Gardens

### • Allocated Parking Space

The property benefits from secure parking for one vehicle accessed via electronically operated gates (marked No. 20). There is also secure cycle storage.



**Holding Deposit**

£253 (or equivalent to 1 weeks rent)

**Tenancy Deposit**

£1,269 (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)

**Client Money Protection**

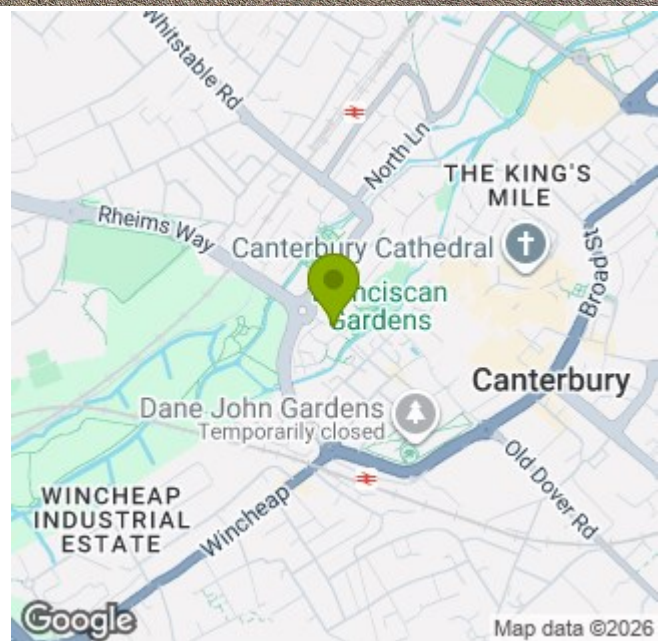
Provided by ARLA

**Independent Redress Scheme**

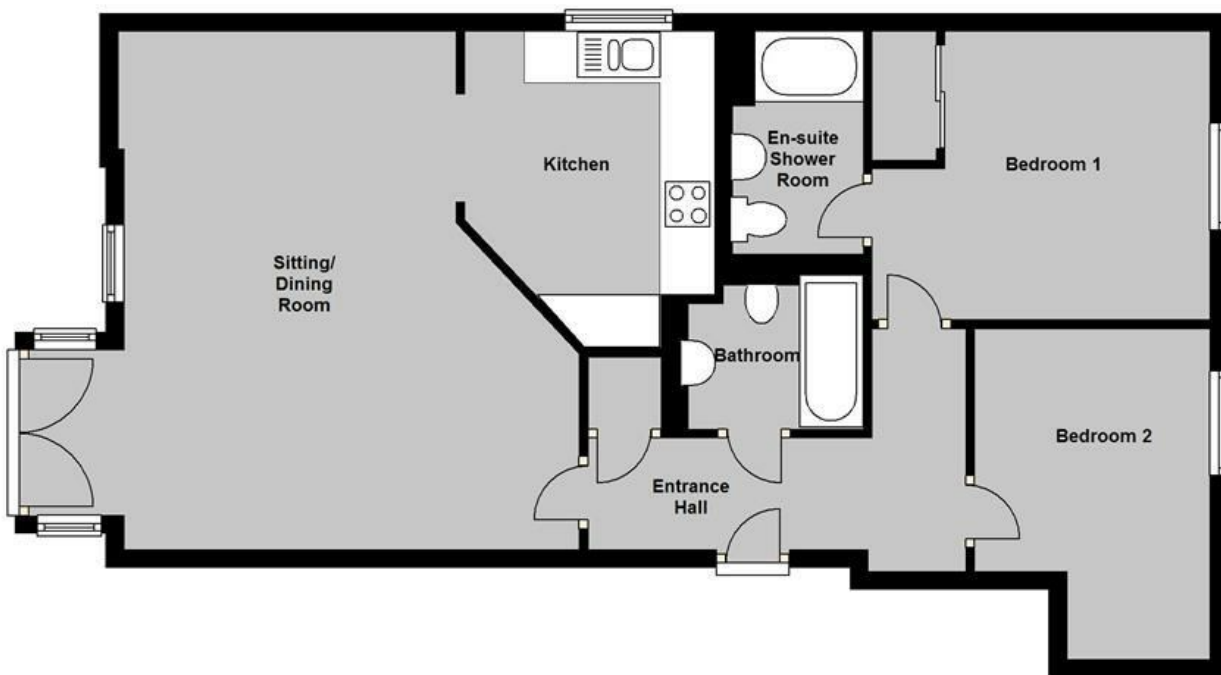
Christopher Hodgson Estate Agents are members of The Property Ombudsman

**Video Tour Available**

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



**Second Floor**  
Approx. 70.4 sq. metres (757.3 sq. feet)



Total area: approx. 70.4 sq. metres (757.3 sq. feet)

**Council Tax Band D.** The amount payable under tax band D for the year 2020/2021 is £1,849.97.

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

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