

CHRISTOPHER HODGSON



Canterbury

To Let £925 PCM



Canterbury

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

A bright and spacious ground 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 living 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 mid-June.



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:

GROUND FLOOR

- Entrance Hall
- Living Room
15'1" x 10'11" (4.62m x 3.33m)
- Kitchen
7'10" x 6'2" (2.39m x 1.90m)
- Bedroom
12'8" x 7'11" (3.87m x 2.42m)

- Bathroom
7'10" x 4'7" (2.39m x 1.40m)

EXCLUSION

The basement at the property is excluded from the let area.

HOLDING DEPOSIT

£213 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1067 (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

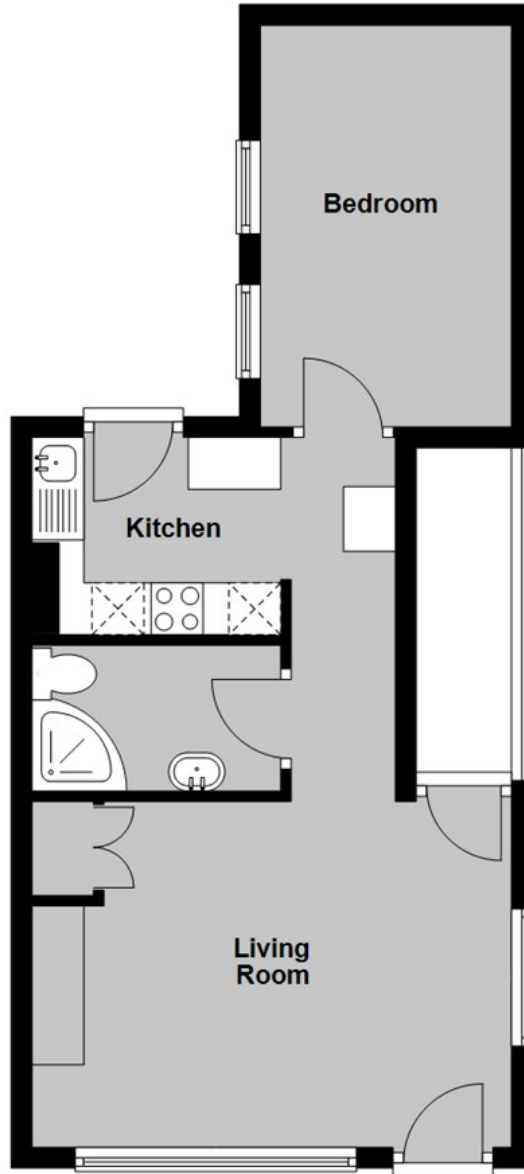
CLIENT MONEY PROTECTION

Provided by ARLA





Ground Floor
Approx. 37.1 sq. metres (399.4 sq. feet)



Total area: approx. 37.1 sq. metres (399.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (theoretical minimum)	A		
71 kWh/m ² per year	B		
55 kWh/m ² per year	C		71
45 kWh/m ² per year	D		
35 kWh/m ² per year	E		
25 kWh/m ² per year	F		41
15 kWh/m ² per year	G		
5 kWh/m ² per year	H		
0 kWh/m ² per year (theoretical maximum)	I		

England & Wales

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