



Canterbury

To Let **£1,200 PCM**

...for Coastal, Country & City living.

Canterbury

22 Hillside Avenue, Canterbury, Kent, CT2 8ET

VIDEO TOUR AVAILABLE

A bright and spacious family home occupying a generous corner plot, ideally positioned in a quiet residential area and within close proximity of the City centre, bus routes and Canterbury West station.

The comfortably proportioned accommodation has been recently refurbished to include a new kitchen, flooring and general redecoration throughout, and is arranged on the ground floor to provide an entrance hall, sitting room and a large kitchen/dining room with doors opening into the garden. To the first floor there are three bedrooms and a family bathroom.

The rear garden extends to 60ft (18.3m). A detached garage and driveway provide off-road parking for a number of vehicles.

No pets or smokers. Immediately available.



Location

Hillside Avenue is positioned in a favored area of Canterbury, conveniently situated just 0.8 miles from St Dunstons and is also accessible to the highly regarded local schools, Kent and Canterbury Hospital, The Chaucer Hospital, Canterbury Christ Church University and Canterbury West Station. The Cathedral City 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. There are two mainline railway stations offering fast and frequent services with the high speed Javelin 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:

• Sitting Room

11'1" x 11'8" (3.38m x 3.56m)
at maximum points.

• Kitchen/Dining Room

16'7" x 11'3" (5.05m x 3.43m)
at maximum points.

• Bedroom 1

11'5" x 10'3" (3.47m x 3.12m)
at maximum points.

• Bedroom 2

11'7" x 10'3" (3.52m x 3.12m)
at maximum points.

• Bedroom 3

7'0" x 6'0" (2.14m x 1.83m)

• Bathroom

6'7" x 6'0" (2.01m x 1.83m)
at maximum points.

• Garage

17'2" x 8'2" (5.23m x 2.49m)
at maximum points.



• **Garden**
60'3 x 33'0 (18.36m x 10.06m)
at maximum points.

Holding Deposit
£276 (or equivalent to 1 weeks rent)

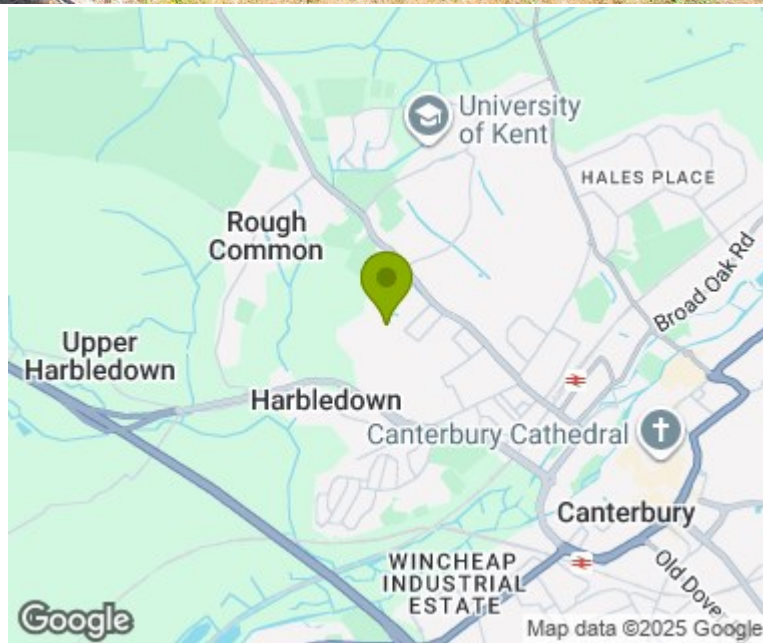
Tenancy Deposit
£1,384 (or equivalent to 5 weeks rent)

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

Client Money Protection
Provided by ARLA

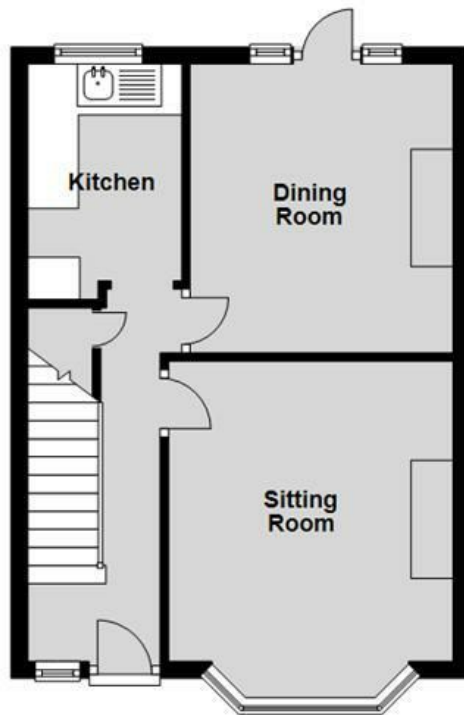
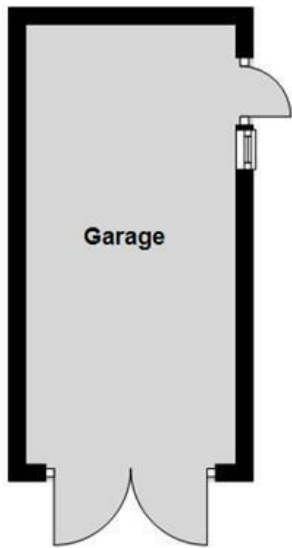
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

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.



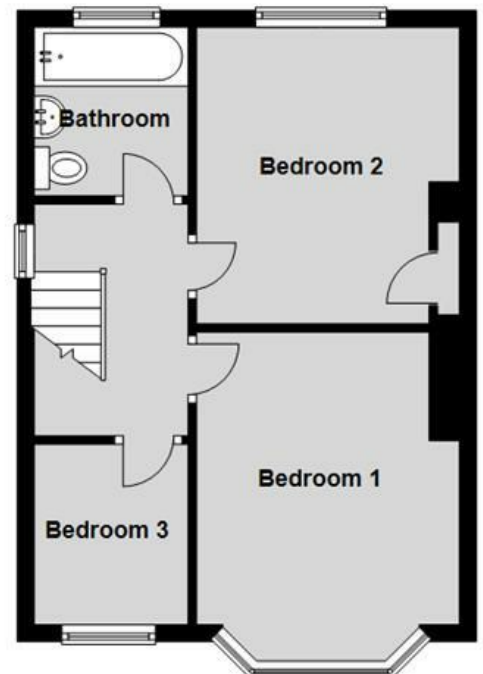
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 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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