



TMS

ESTATE AGENTS



16 George Roche Road, Canterbury, Kent, CT1 3FG

£1,300 Per Month



- 2 BEDROOM APARTMENT
- CENTRAL CANTERBURY
- UNFURNISHED
- EN SUITE
- CLOSE TO CANTERBURY EAST TRAIN STATION

- AVAILABLE END JANUARY 2026
- SOUGHT AFTER LOCATION
- LONG TERM LET
- PARKING FOR 1 CAR
- CLOSE TO CANTERBURY HOSPITAL



AVAILABLE END JANUARY 2026 ~ 2 BEDROOM 1ST FLOOR APARTMENT ~ SOUGHT AFTER DEVELOPMENT

TMS Estate Agents are pleased to offer to the market this surprisingly spacious, bright and attractive first floor apartment in the popular Nunnery Fields Development, South Canterbury.

The apartment benefits from an open plan lounge/diner, a lovely fitted kitchen with room for a breakfast table, two double bedrooms, one with en-suite double shower, and a family bathroom.

There is allocated parking for one car in the communal car park.

Additional benefits include Juliet balconies, double glazing and gas central heating.

George Roche Road is situated within easy walking distance to the city centre and Kent & Canterbury Hospital and Canterbury East train station are just a short distance away.

George Roche Road is perfect for any one working at Canterbury Hospital or the City Centre, unfortunately this property is not suitable for pets.

Council Tax Band - D / Deposit = 5 Weeks Rent £1500.00 / EPC - C / Holding Deposit £300.00
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £45,000 PA TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today on to book your accompanied viewing,

GROUND FLOOR

COMMUNAL LOBBY

Communal entrance door to entrance lobby with stairs to first floor

APARTMENT

HALLWAY

Intercom system, door to cupboard housing hot water cylinder and immersion heater, radiator.

LOUNGE

17'7 into bay x 13'5 Double glazed window to side, double doors to front with Juliet balcony, double glazed window, radiator.

KITCHEN / DINER

17'2 x 8'2 Double doors to side with Juliet Balcony, Double glazed window, integrated appliances including washer/dryer, dishwasher and fridge/ freezer. Gas hob with electric oven under and feature hood over, laminate flooring.

BEDROOM 1

13'10 into bay x 9'10

minimum to wardrobe Double glazed bay window to side, two radiators, two built in wardrobes.

EN-SUITE BATHROOM

Double shower, wash hand basin, low level w.c. and extractor

BEDROOM 2

11'05 x 8'08 Two double glazed sash windows to front, radiator

BATHROOM

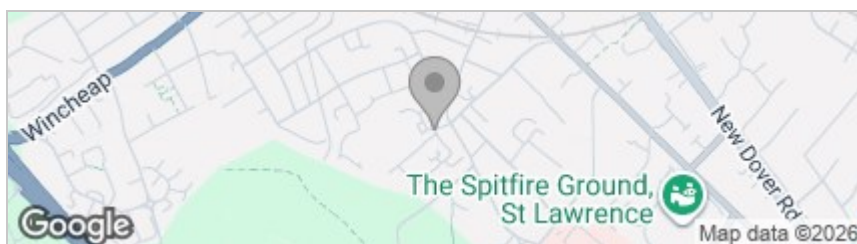
Panelled bath, wash hand basin, low level w.c. radiator, extractor fan

EXTERNAL

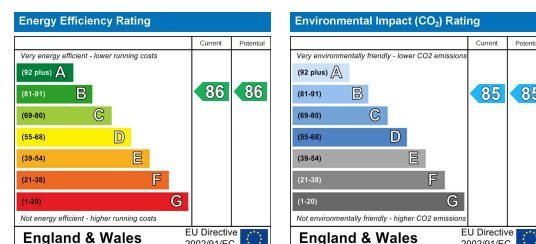
PARKING

Allocated car park space to the rear of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.