

Kemsing Gardens, Canterbury, CT2 7RE

£2,500 Per Calendar Month

Sally Hatcher  
estates



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# Kemsing Gardens

Canterbury CT2 7RE

(STUDENT ACCOMMODATION JULY 2026-27)

This 5 bedroom bungalow is located in the Hales Place Estate, ideal walking distance for University of Kent students. Entrance hallway leading to well equipped kitchen and large living area for socializing and access to rear enclosed garden. Two of the double bedrooms are off the living area. The other three double bedrooms are in the front of house with a shared bathroom and separate WC.

Rent £2,500 (approx £500 per person). Rent is all inclusive of the following bills (gas, water, electricity, internet, TV licence).

Deposit is equal to 1 months rent - £2,500

This can be paid any time until your tenancy begins (EXCLUDING £75 Per Person Holding Deposit) Tenancy Agreement will run from 01/07/2026 to 30/06/2027 (12 month)

Individual locks on bedrooms: Yes

All double beds: Yes

Students/sharers only

Council tax band: C

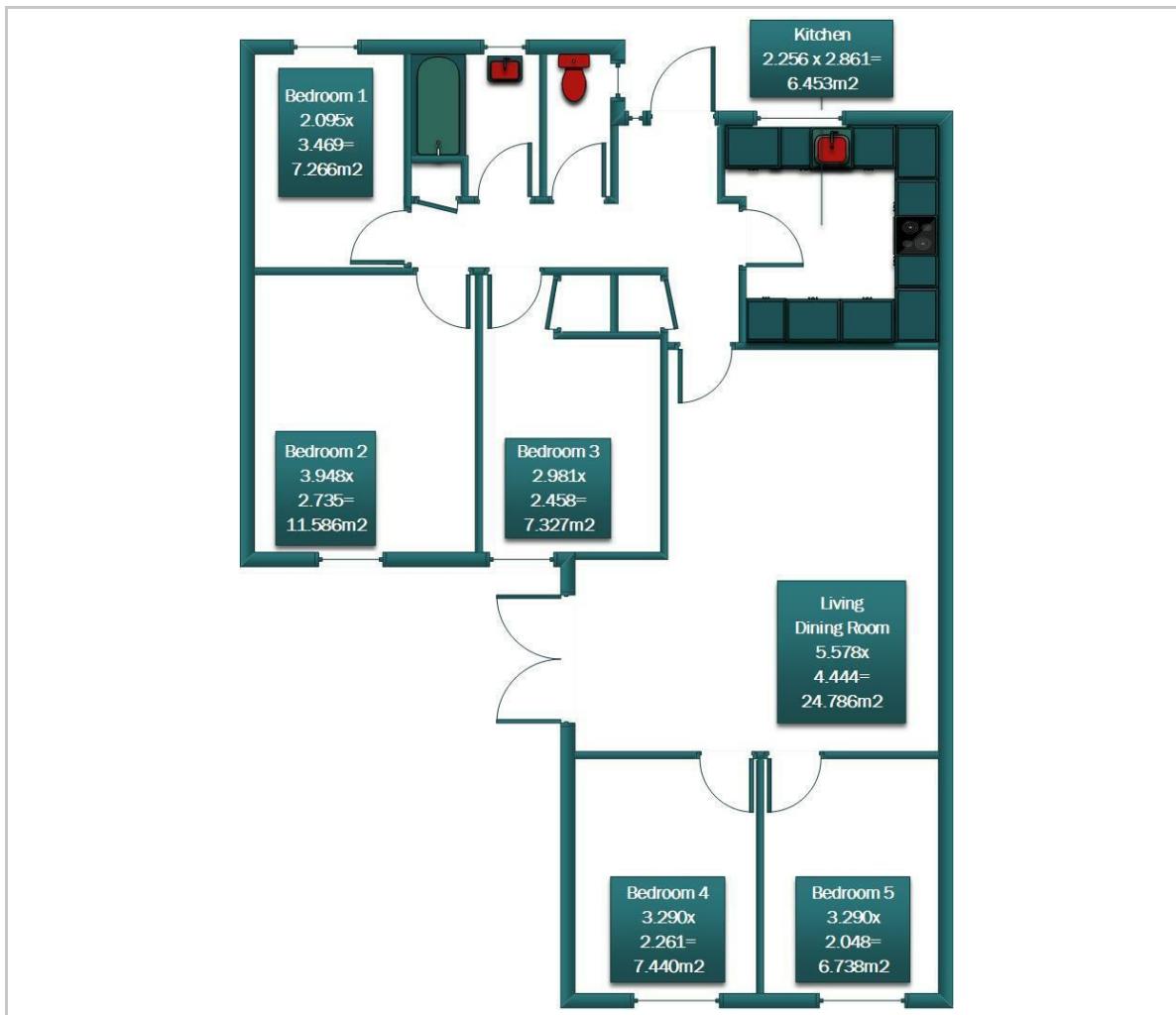
All viewings are strictly by appointment only.

Please refer to the fee's tab on our website ([www.sallyhatcher.co.uk](http://www.sallyhatcher.co.uk)) for all information on fee's and deposit options. Each applicant will require a Guarantor who lives in England, Scotland, Wales or Northern Ireland. If you are not able to provide a guarantor that meets these requirements, you should be able to use a Guarantor service such as Housing Hand or Your Guarantor (If registered to UKC)





## Floor Plan



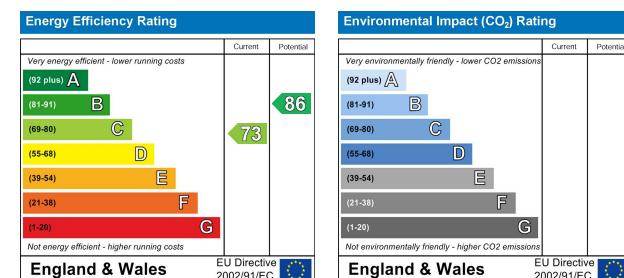
## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

## 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.