

Rosiers Court, 46 St Dunstans Street, Canterbury, Kent, CT2 8DA

£1,400 PCM

Sally Hatcher  
estates



## Rosiers Court

### 46 St Dunstans Street, Canterbury CT2 0DA

STUDENT/SHARERS  
ACCOMMODATION 2026-27  
(Available from July 2026)

A well appointed second floor property with two double bedroom's with built in wardrobes. Family bathroom with shower over bath. Spacious open plan living /dining room with large TV and unit included. Fully fitted kitchen with all white goods including tumble dryer, Tastefully furnished throughout. The property comes with one allocated parking space. Restrictions: No pets, no smokers.

The property is in the heart of St Dunstan's area which has pubs, bars, local artisan food, a bakery, butcher and Sainsbury's supermarket. There is also Canterbury West train station nearby with high speed link to London and links to Margate and other popular seaside towns.

Council tax band: C.

All viewings are strictly by appointment only.

Furnished

Property available from 2nd July 2026 for a 12 month tenancy.

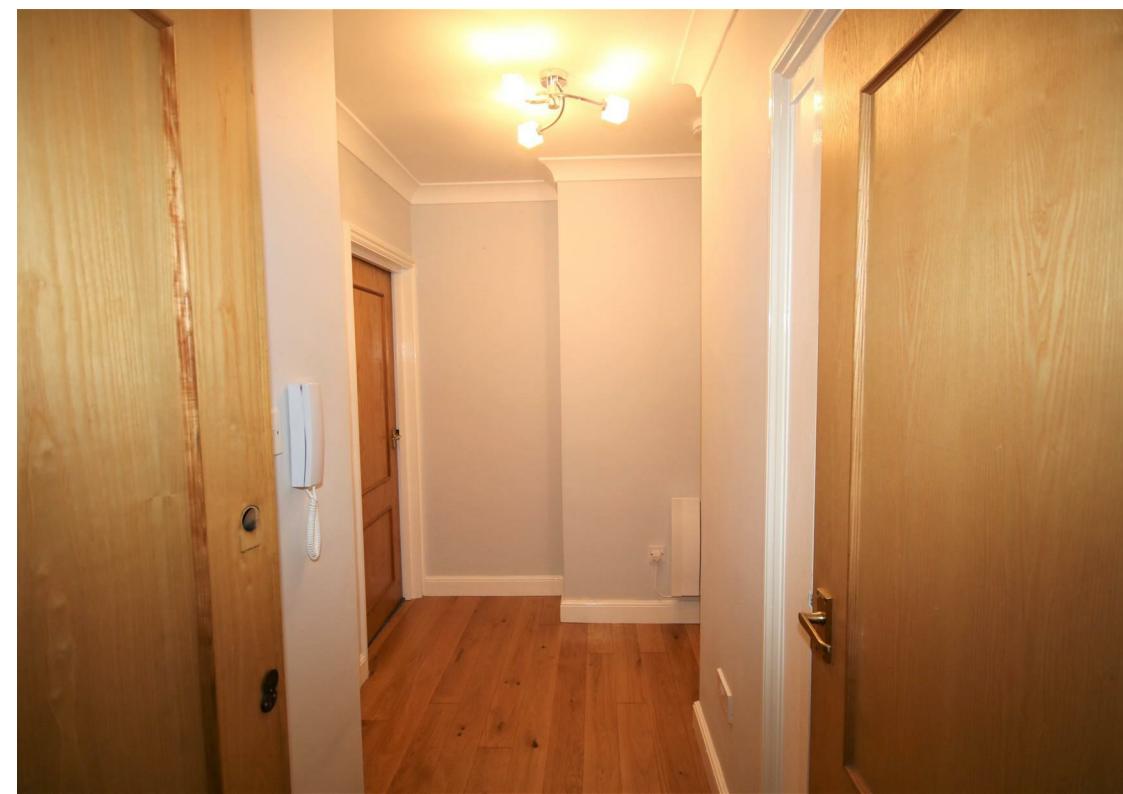
Rent per month £1,400 (approx £700 per person) (Weekly rent is £161.53)

- EXCLUSIVE of all utilities

Deposit is equal to 5 weeks rent £1615.38

This can be paid anytime, until your tenancy begins (EXCLUDING Holding Deposit)

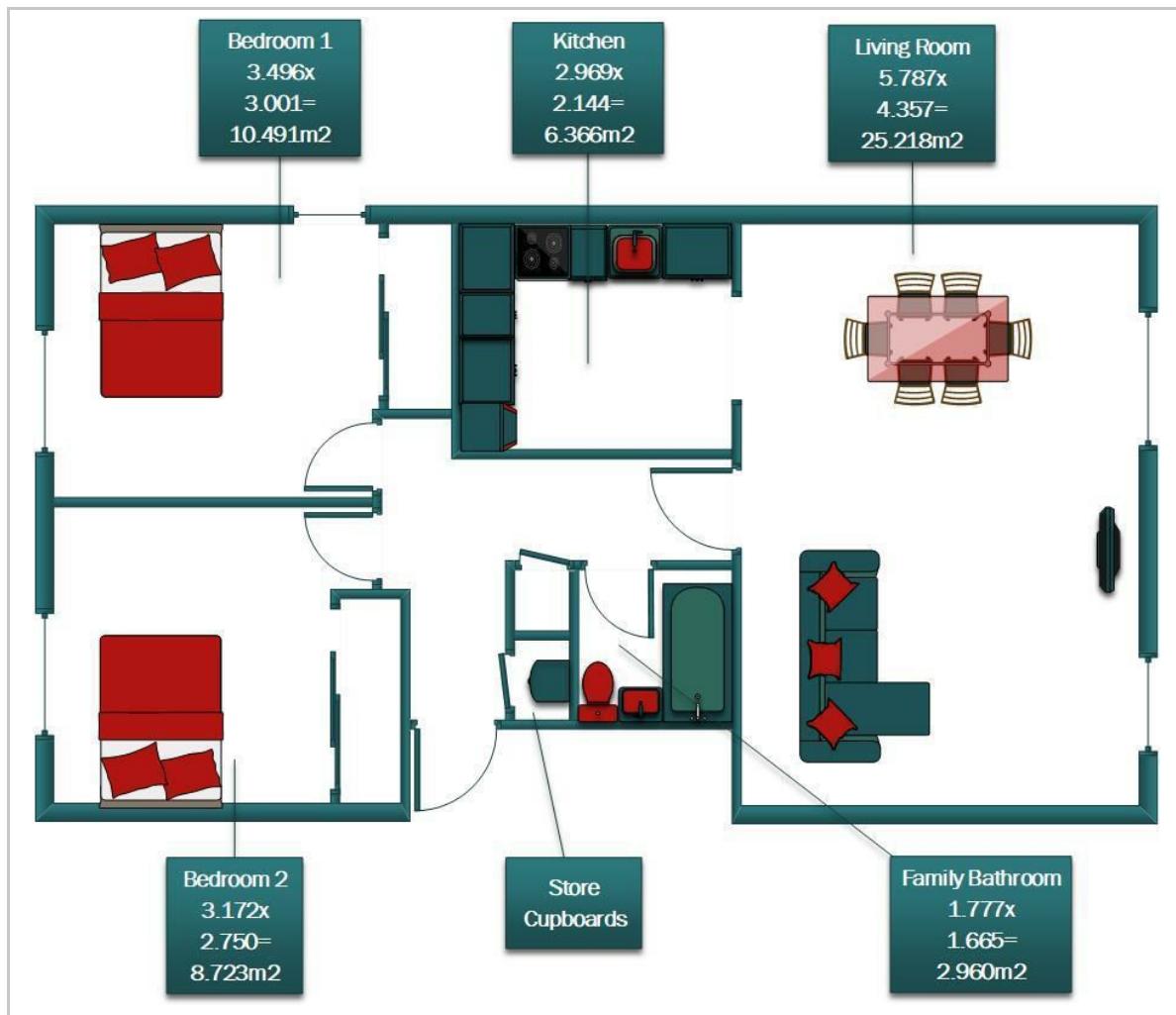
Please refer to the fee's tab on our website ([www.sallyhatcher.co.uk](http://www.sallyhatcher.co.uk)) for all information on fee's and deposit options





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

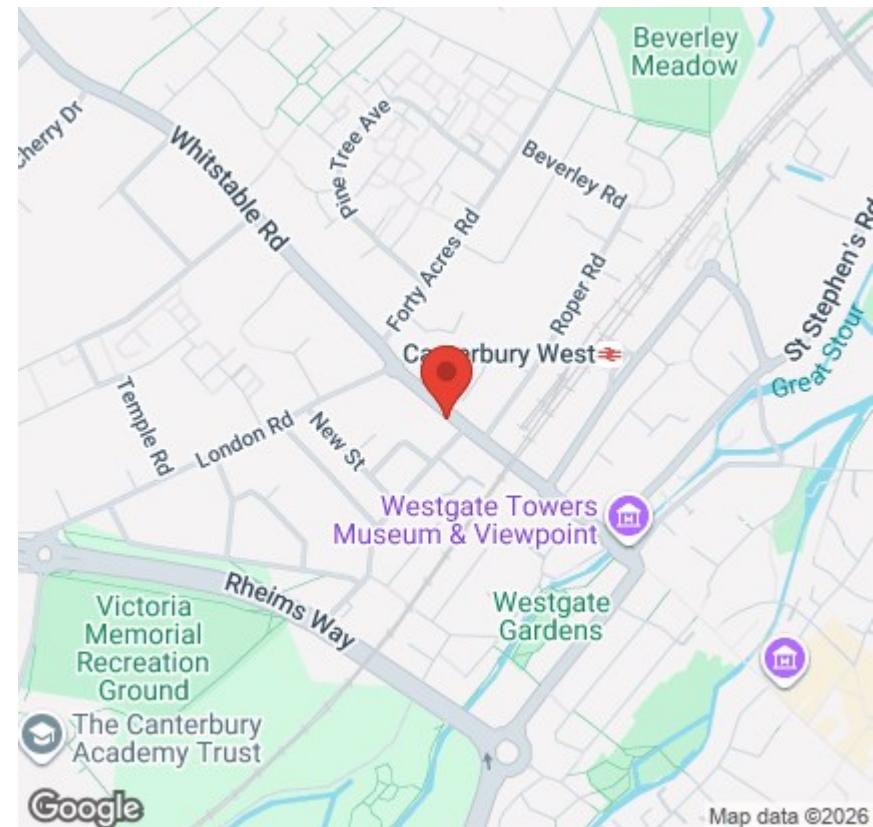


## Viewing

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

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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		