

Sun Street Flat 1, Canterbury, Kent, CT1 2HX

£1,250 PCM



## Sun Street Flat 1

### Canterbury, Kent CT1 2HX

This well appointed period property set in the heart of the city centre with its wonderful cobbled streets. located less than a minutes walk from the gates to the cathedral with shops bars and cafes all around it really is situated in a great location. The property is tastefully furnished. The fitted kitchen has white goods. shower room with sink, heated towel rail and WC. Master bedroom is a good size with desk, double built in wardrobe, Double bed and great views of the cathedral. Bedroom 2 is medium size with double bed, desk and free standing wardrobe. the property is suitable for a couple or two quiet students from either University of Kent or Christ Church University as it's convenient for both universities.

Council tax band: B.

All viewings are strictly by appointment only.

Furnished

Property available from 2nd July 2026

Rent per month £1,250

- EXCLUSIVE of all utilities

Deposit is equal to 5 weeks rent £1,442.30

Nearest train station: Canterbury West Station (approximately 10 minutes walk)

Nearest bus stop: Canterbury Bus Station (approximately 7 minutes walk) for all local services.

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)





**Main Entrance/High Street**  
**Apartment Entrance/Hallway**

**Bedroom 2**  
 8'10" x 9'7" (2.716 x 2.945)

**Shower Room**  
 6'3" x 6'1" (1.923 x 1.867)

**Kitchen**  
 10'7" x 4'10" (3.231 x 1.498)

**Bedroom 1**  
 12'1" x 13'2" (3.685 x 4.032)

**Store Cupboard**

**Living Room**  
 15'5" x 15'11" (4.709 x 4.853)



	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>		<b>77</b>
(55-68) <b>D</b>	<b>68</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		

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

