

Pritchard Court, George Roche Road, Canterbury, Kent, CT1 3EF

£1,400 PCM

Sally Hatcher
estates



Pritchard Court

George Roche Road, Canterbury
CT1 2EE

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

This purpose built second floor apartment has great views over the city and is in the popular George Roche Road development. The property is full of character with sloping ceilings and bay windows. The layout comprises of open plan lounge/diner with fitted kitchen and white goods. Master double bedroom has fitted wardrobes and an ensuite shower room. Bedroom two is also a double sized room with built in wardrobes. Family bathroom with shower over bath. The apartment is tastefully furnished throughout. One allocated parking space and the bonus of visitor parking as well.

Council tax band: D.

All viewings are strictly by appointment only.

Furnished

Property available from 6th 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) 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

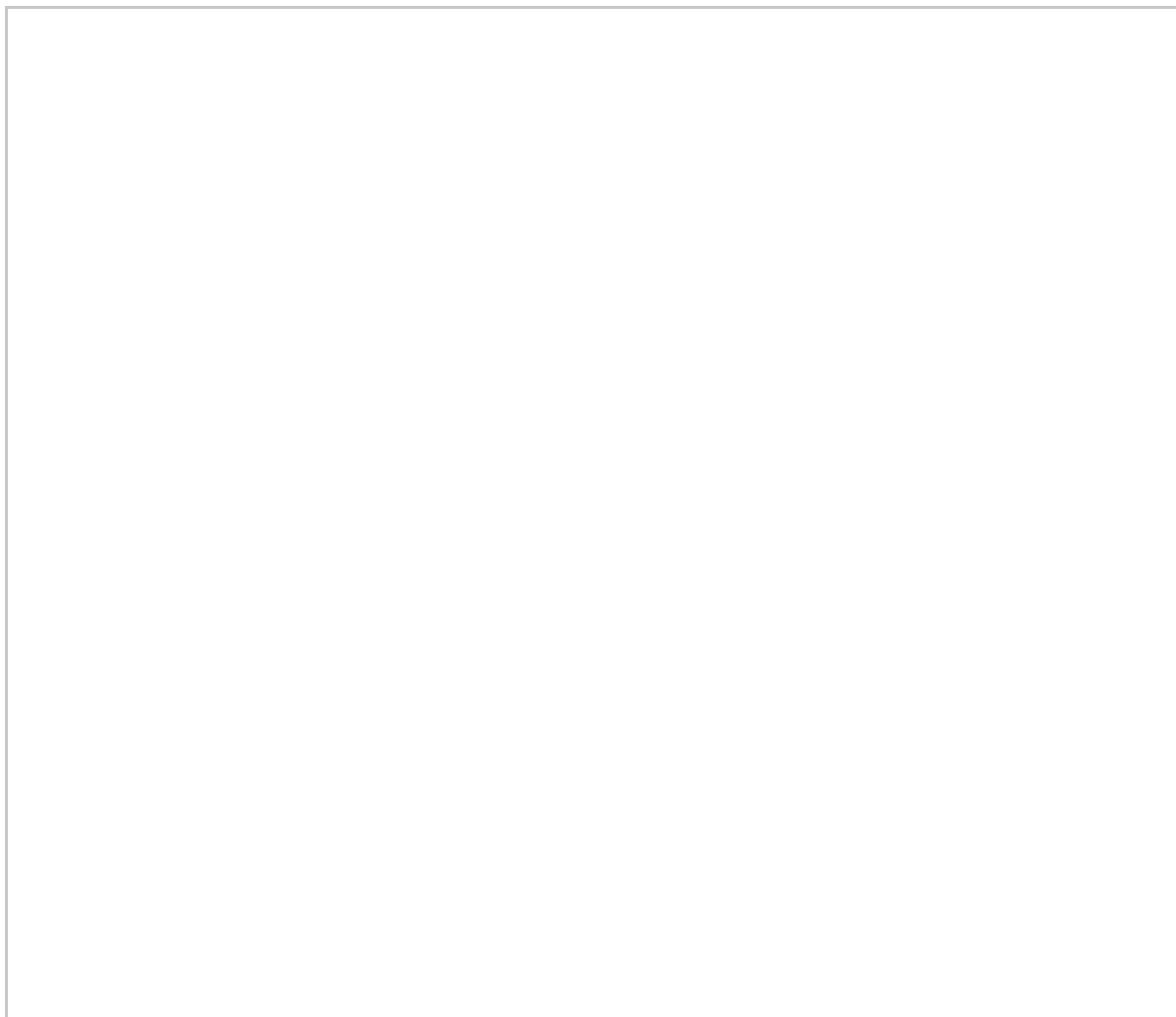




provide a guarantor that meets these requirements you should be able to use a Guarantor service such as Housing Hand or Your Guarantor (If registered to UKC)



Floor Plan



Area Map



Viewing

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

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

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.