

**Sun Street Flat 1, Canterbury, Kent, CT1 2HX**  
**£1,350 PCM**

**Sally Hatcher**  
*estates*



# 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 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.

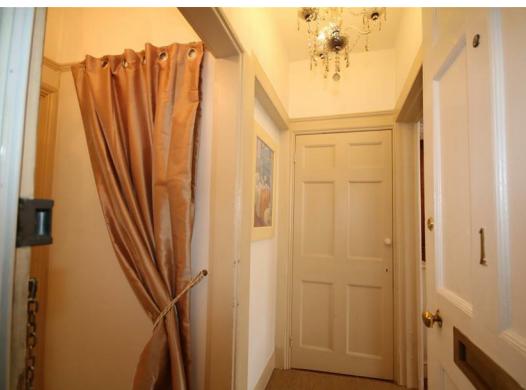
Property available from 2nd July 2025 for a 12 month tenancy.

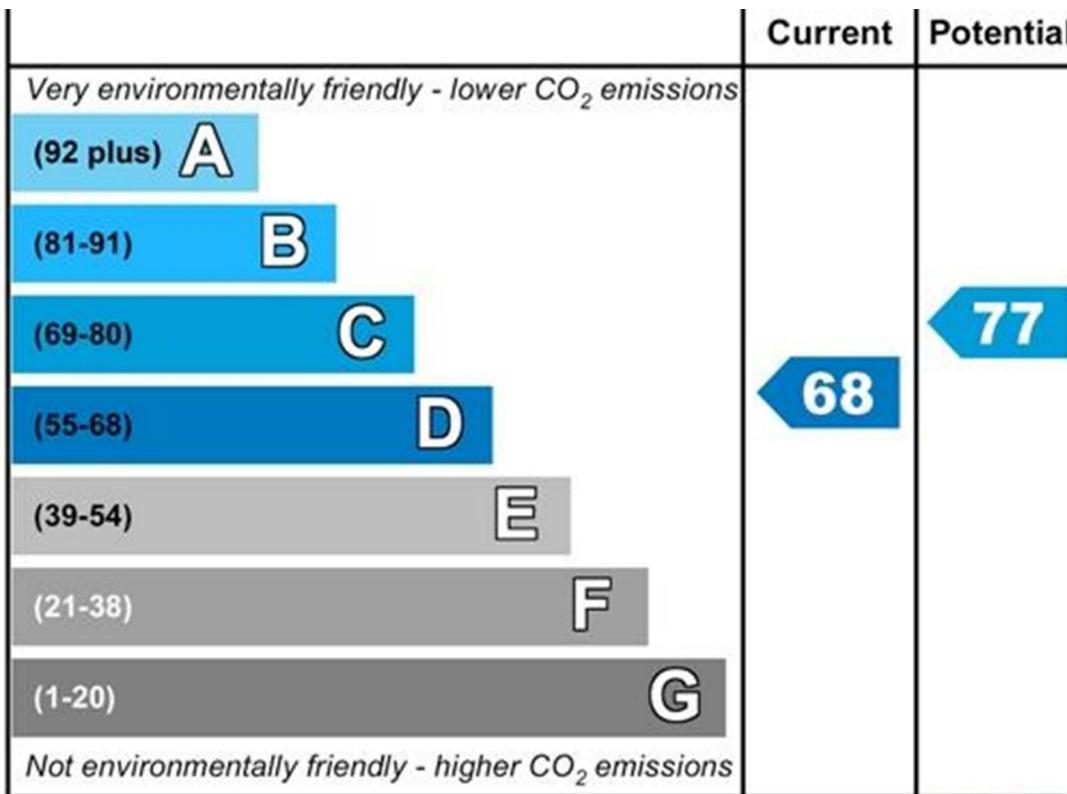
Rent per month £1,350 - EXCLUSIVE of Gas, Electricity and Water Charges

Deposit to be held by the Deposit Protection Service ([www.depositprotection.com](http://www.depositprotection.com)) £1,557.69

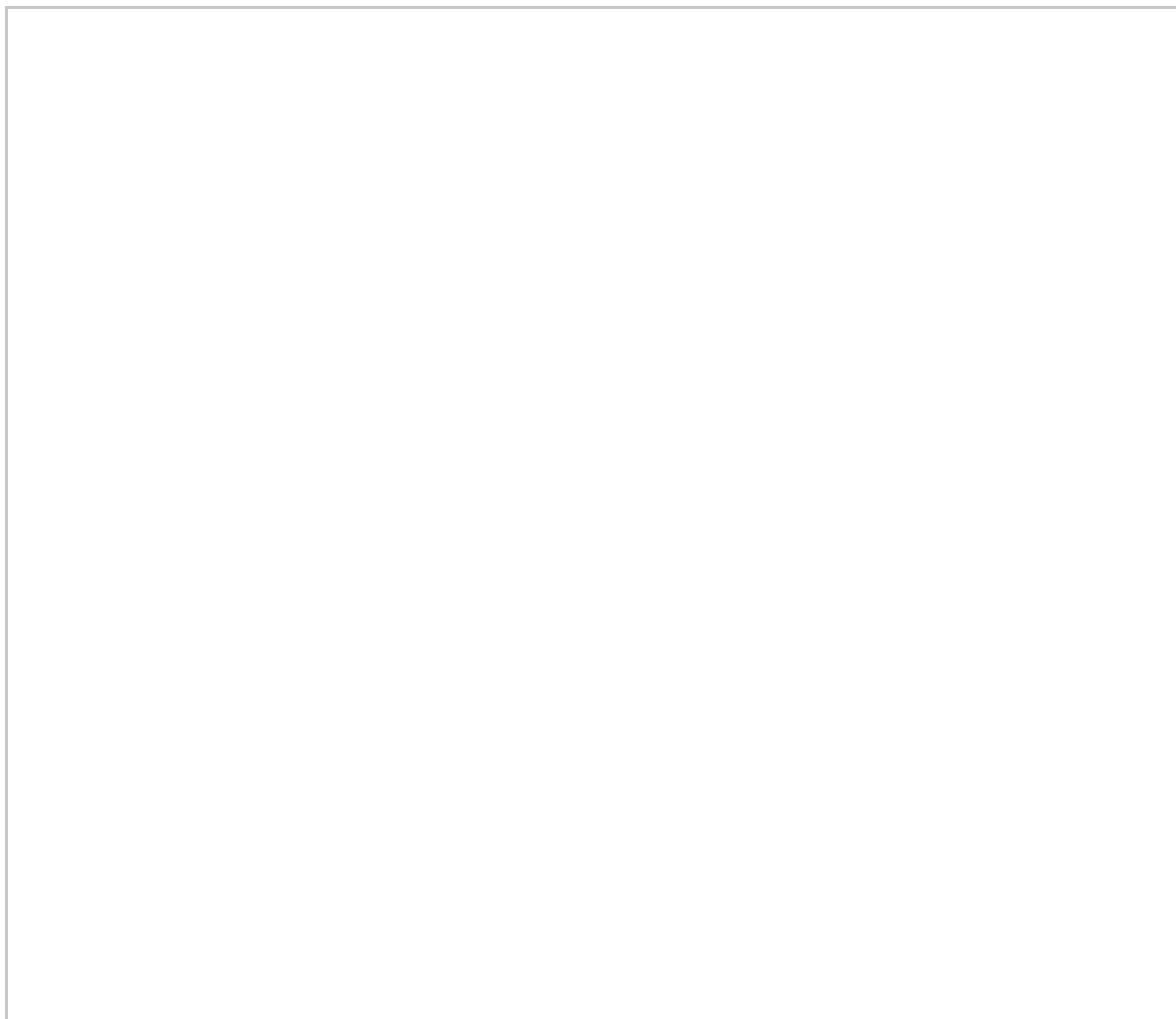
Nearest train station: Canterbury West Station (approximately 10 minutes walk)  
Nearest bus stop: Canterbury Bus Station (approximately 7 minutes walk) for all local services.

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

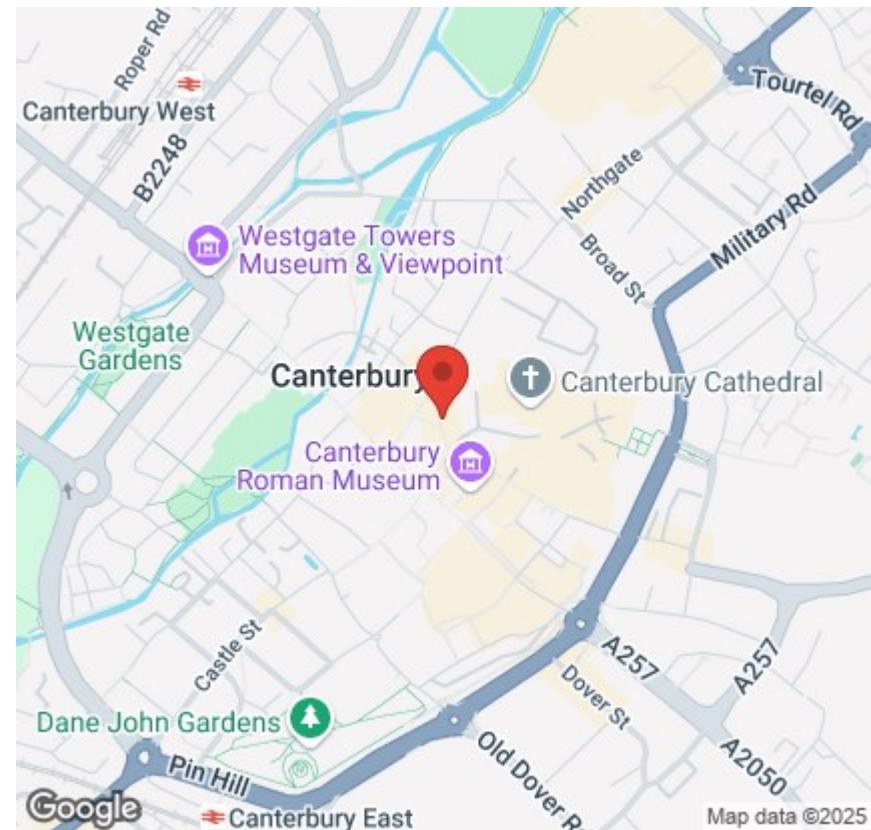




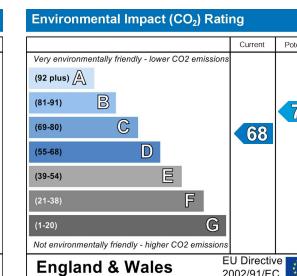
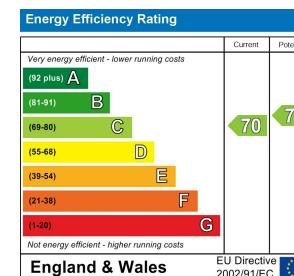
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.