

Clement Close, Canterbury, Kent, CT1 1HW

£1,250 Per Month

Sally Hatcher
estates



Clement Close

Canterbury CT1 1HW

This lovely large two-bedroom first floor flat located close to the City Centre and close to a number of local supermarkets. The property has exclusive use of a small courtyard garden. Entrance hallway leading to two large double bedrooms. Bathroom has a large bath with shower over and the wash hand basin is surrounded by fitted units. Kitchen comes with washing machine, under counter fridge and freezer.

Available End May 2025 for 12 months' tenancy agreement.

Rent £1,250 per month

Deposit is £1442.30 (equal to 5 weeks rent)

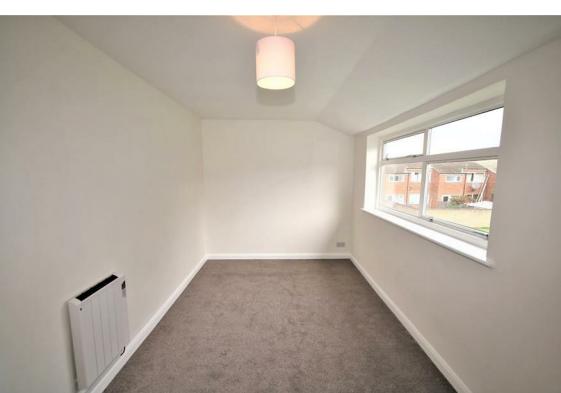
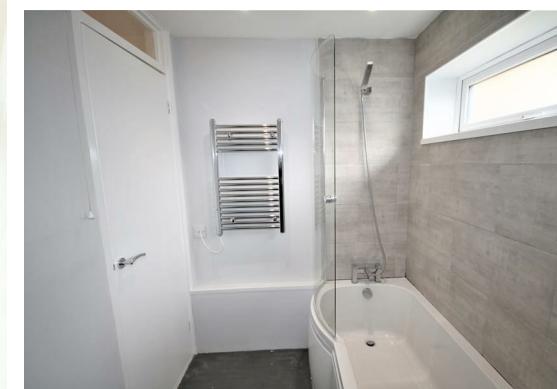
This can be paid anytime until your tenancy begins (EXCLUDING Holding Deposit)

Council tax band: B - Canterbury City Council

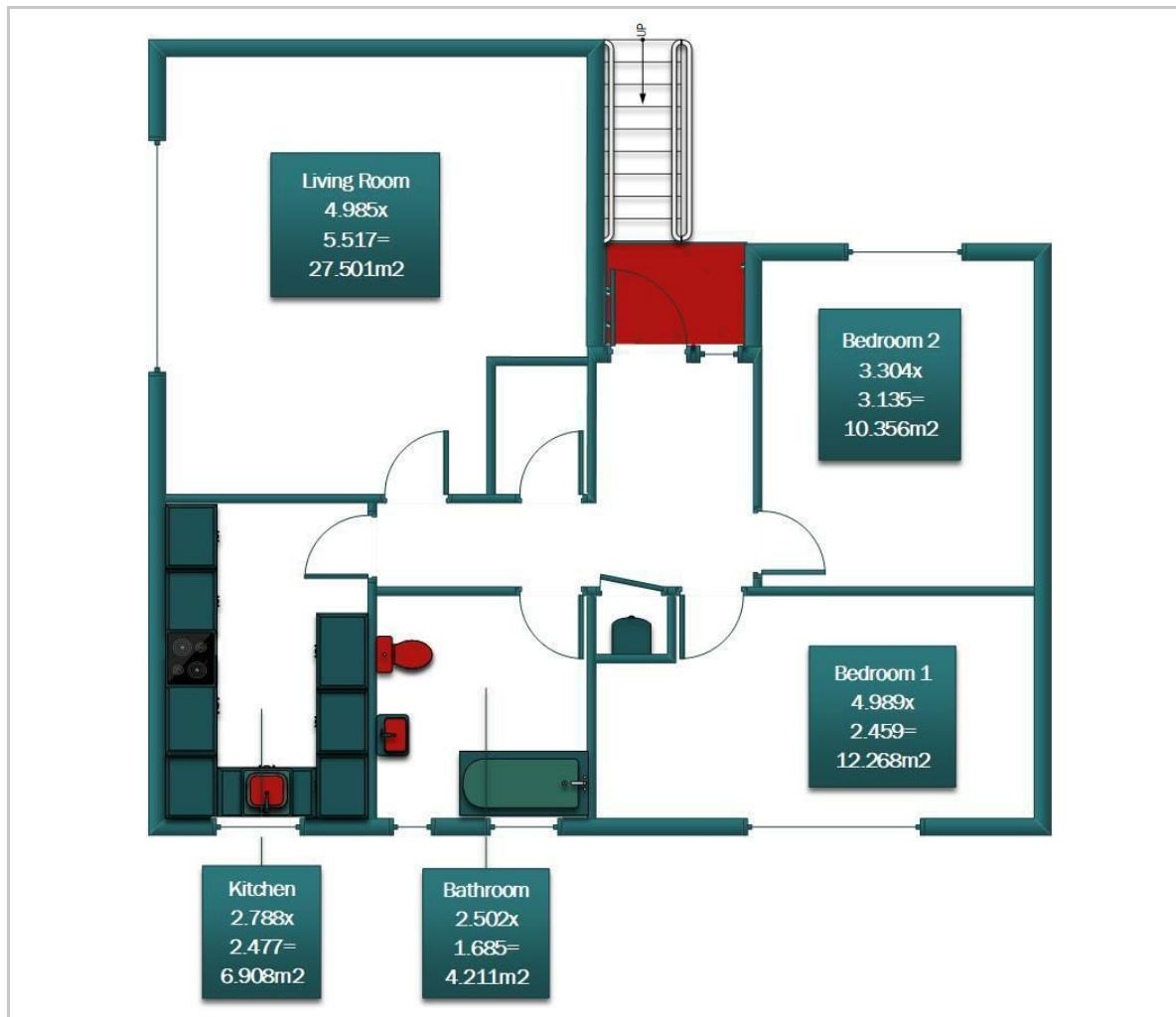
Viewing strictly by appointment

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





Floor Plan

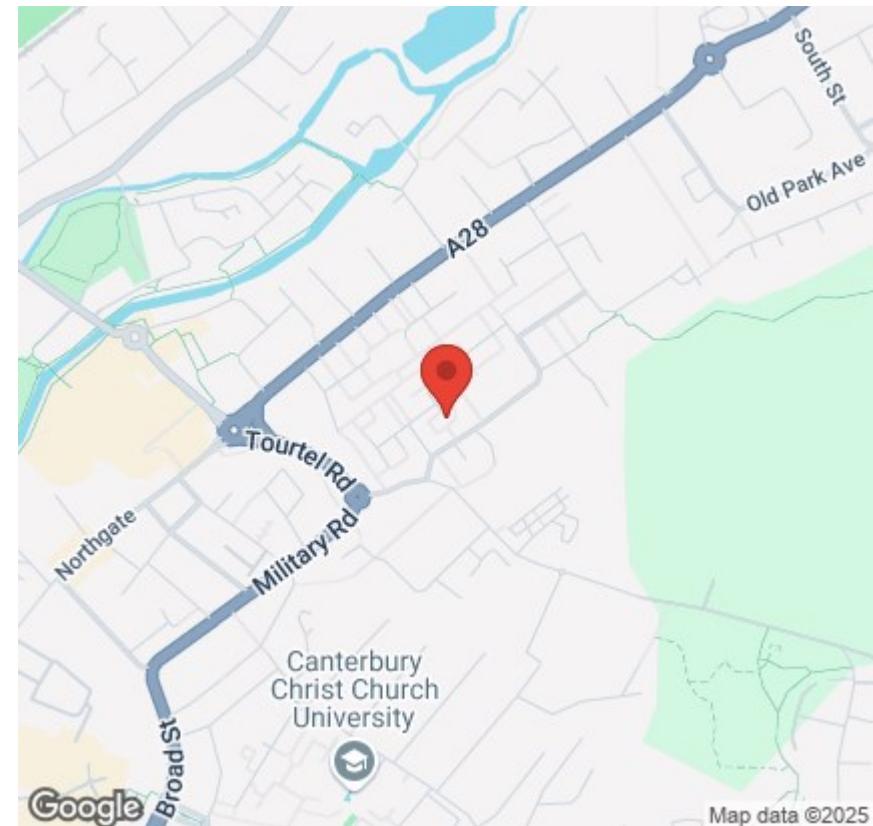


Viewing

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) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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