



9 Church Street,
St. Dunstan's, Canterbury, Kent, CT2 8AS



A newly refurbished terraced house close to the City centre and Canterbury West station. On the ground floor is a sitting room, an attractive kitchen including appliances, and a well appointed bathroom with shower over bath. On the first floor are two bedrooms with the main bedroom having built in wardrobes. The garden has a pretty patio area and raised brick borders and shed. The patio itself is currently in the process of being re-laid.

The house is set in an enviable location with a host of nearby facilities in St. Dunstan's including The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

£1,220 pcm
Unfurnished

Council Tax Band: B

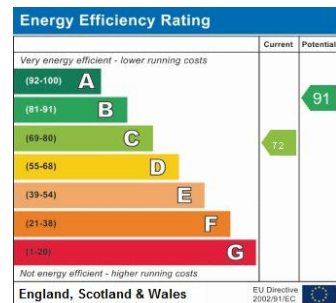
No pets. No smokers.

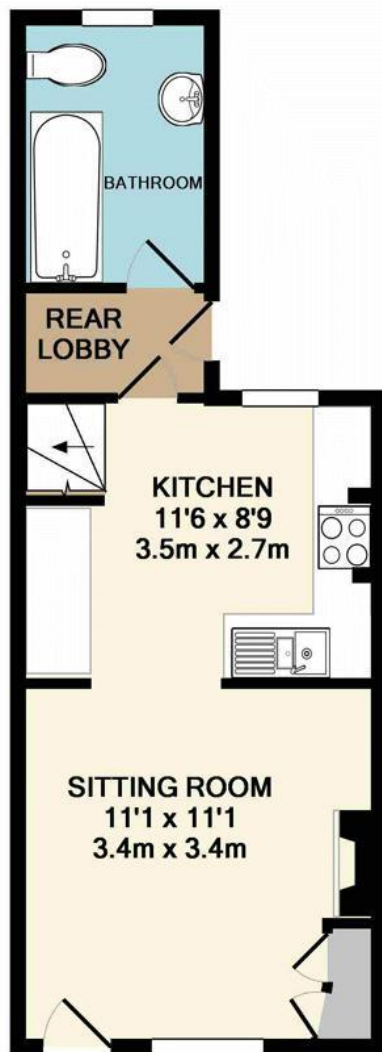
Security deposit £1,407

One month's rent in advance

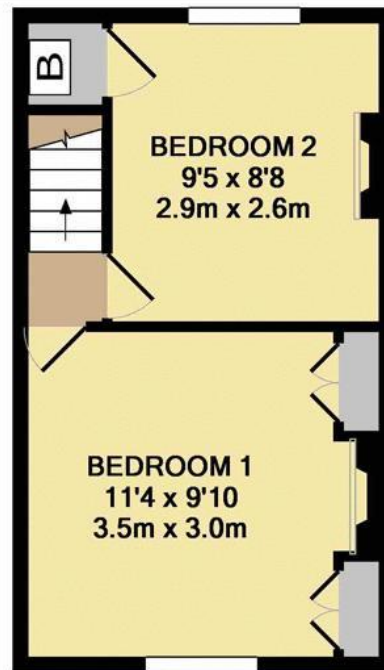
£281 (1 week's rent) to reserve the property – terms and conditions apply.

Managed by: Charles Bainbridge Estate Agents





GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 223 SQ.FT.
(20.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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We would be pleased to arrange a viewing by appointment; simply call
01227 780227
or email
lettings@charlesbainbridge.com



Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles Bainbridge
Estate Agents

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