



Price

£1,500 PCM

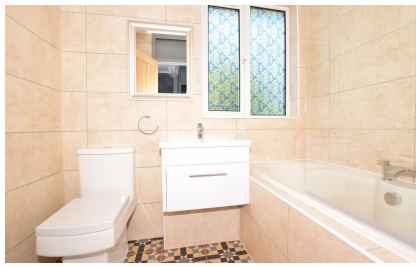
Fees Apply



Available 28/06/24

**Sancroft Avenue
Canterbury CT2**

Wards
Helping you move forwards



Main Features

- ****No Deposit Option Available ****
- **** Open House Viewings Saturday ****
- **Popular St Dunstons area of Canterbury**
- **Within close proximity to both universities**
- **Just 0.7 miles to Canterbury West train station**
- **Available at the end of June 2024**

Accommodation

Kitchen 6.37 x 2.48
Lounge 4.21 x 3.59
Cloak room
Bedroom 4.10 x 2.61
Bedroom 3.18 x 3.65
Bedroom 2.15 x 2.77
Bathroom 2.16 x 1.68



Deposit required is £1,730.77
Canterbury District - Council Tax Band Tax Band B

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.wardsofkent.co.uk/letting/our-tenancy-fees/

www.gov.uk/green-deal-energy-saving-measures

Call Canterbury 01227 453793 ■ wardsofkent.co.uk

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969



Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)