

Available with  
no deposit



## Price

£1,100 PCM

Fees Apply



Available 20/06/25

Burgate Lane  
Canterbury CT1

*Wards*  
Helping you move forwards





## Main Features

A generous open-plan living area and modern kitchen

Two well-sized bedrooms, each furnished with a bed

A shower room

Furnishings include:

Full-size fridge freezer

Electric cooker



**Deposit required is £1,269.23**

**Canterbury District - Council Tax Band Tax Band C**

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](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Canterbury 01227 453793 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: 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

## Accommodation

**Living Room/Kitchen** 4.843 x 5.07

**Bedroom 1** 4.98 x 2.23

**Bedroom 2** 4.34 x 2.69

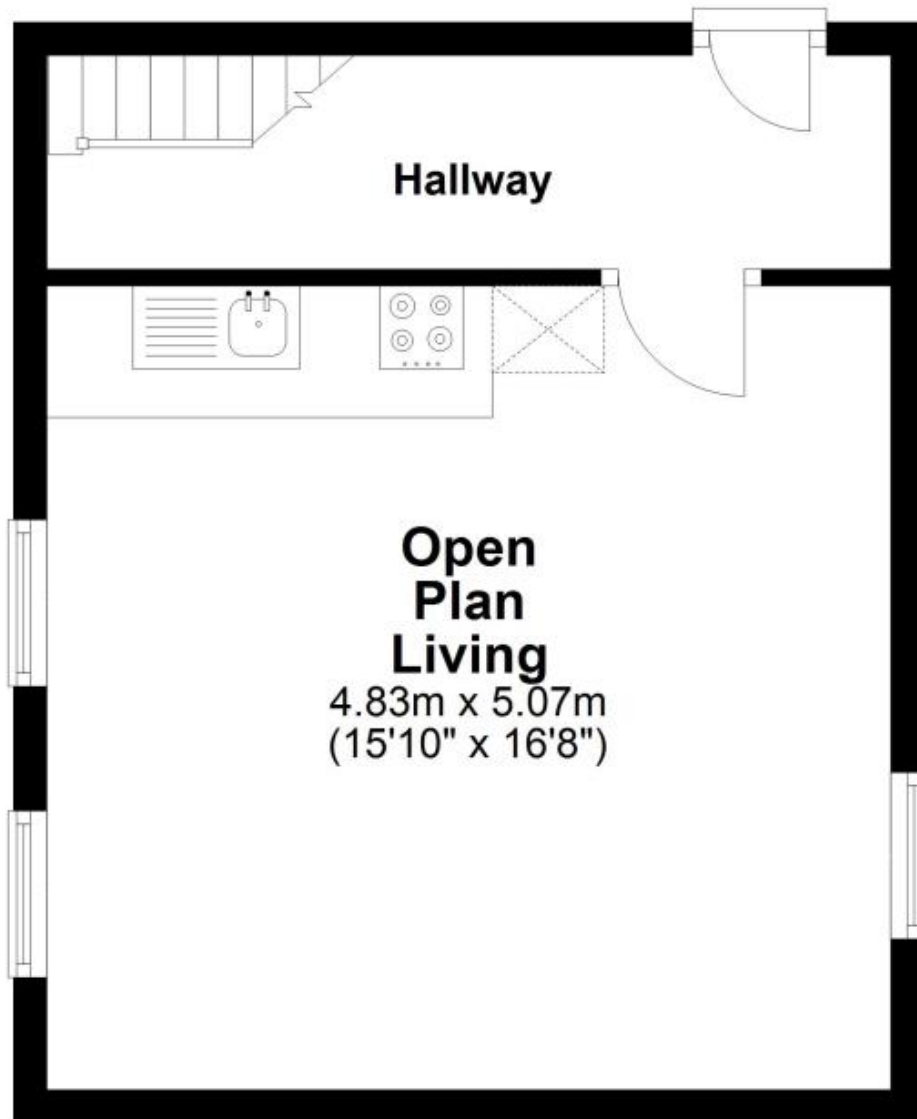
**Shower Room** 2.56 x 1.09

EPC RATING		CURRENT:	POTENTIAL:



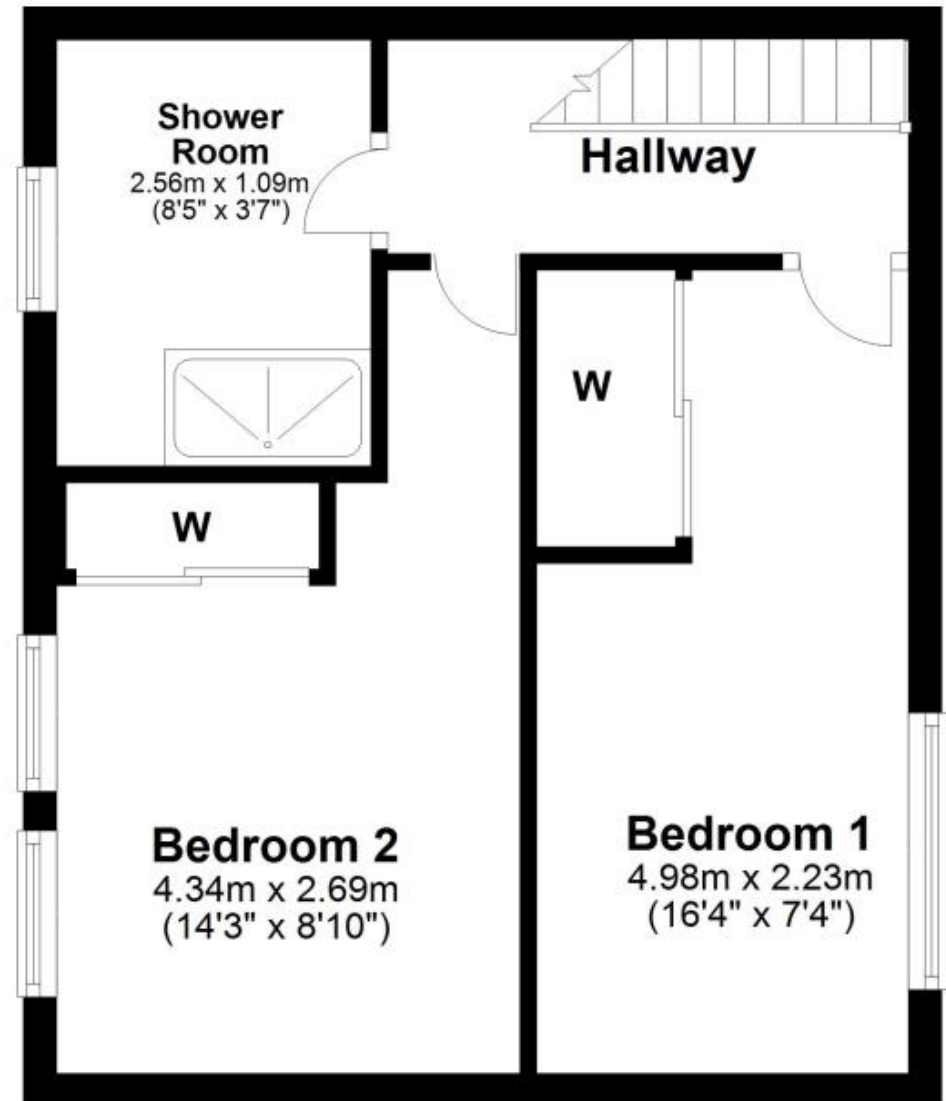
## Ground Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)