



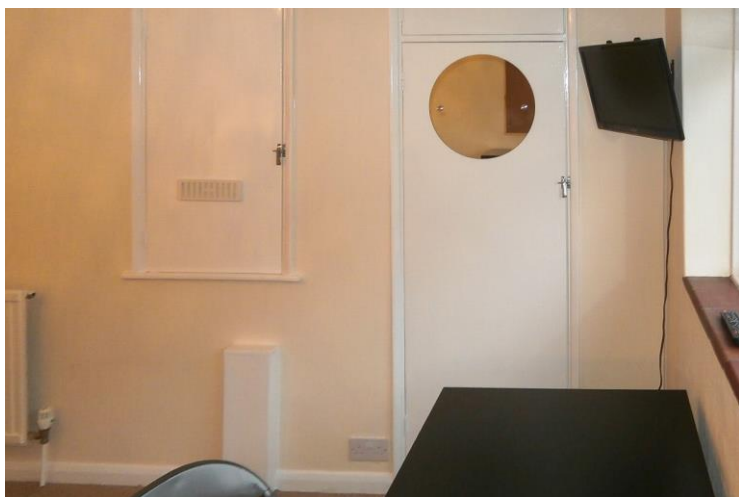
99 Knight Avenue,  
Canterbury, Kent, CT2 8PY



A modern terrace house offering quality furnished student rooms with broadband included in the rent. On the ground floor is a large entrance porch which opens into the living accommodation and to the rear is the kitchen area with a door opening to the garden. There is a bedroom on the ground floor with sliding doors overlooking and opening onto the garden and an adjoining study. On the first floor are two further bedrooms, one of which also benefits from an adjoining study. There is a shared bathroom and separate w.c. The property benefits from gas fired central heating and double-glazed windows and doors. The rear garden is enclosed with lawn mowing included in the rent. The rear garden is principally laid to lawn with a paved seating area, some mature small trees and shrubbery and a timber shed. The garden is enclosed by wood panel fencing and measures approx. 50ft (15.23m) deep (average, tapering to the rear) x 24ft (7.31m) wide.

The property is located just off Knight Avenue itself overlooking greenery to the front, with a good bus service and within walking distance of the City centre. Canterbury offers a comprehensive range of shopping and leisure facilities and a wide selection of Primary and Secondary schools. Both the University of Kent and Christchurch University are nearby. Canterbury West station offers High-Speed train services to London St. Pancras with a journey time of approx. 55 mins.

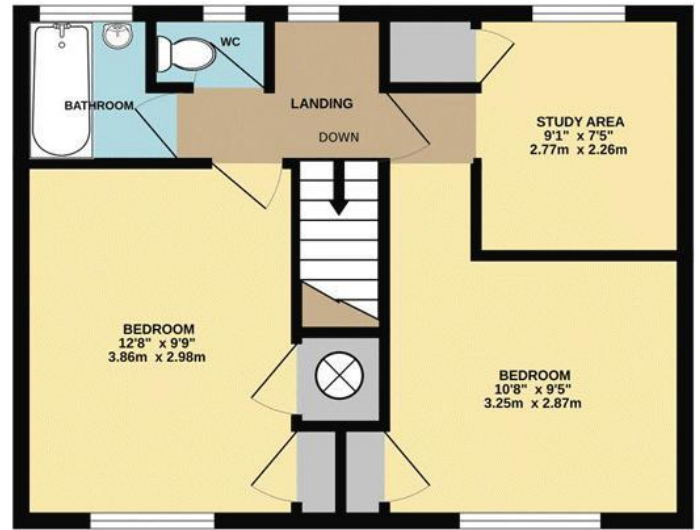
£1,650 pcm  
Furnished



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

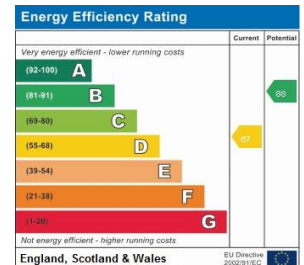


1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band: B

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

No Pets. No smokers

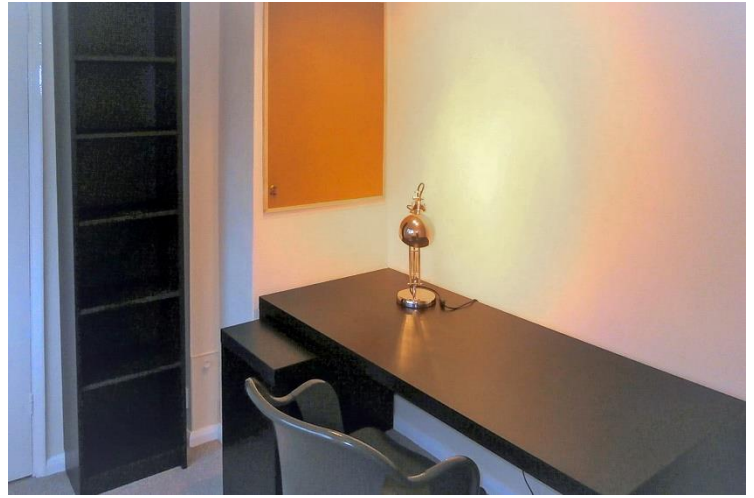
Security Deposit £1903

One months rent in advance

£380 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Charles Bainbridge

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

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