

Old Dover Road, Canterbury, Kent, CT1 3DE

£995 Per Month





## Old Dover Road

### Canterbury CT1 3DE

#### FANTASTIC LIGHT AND AIRY ONE BEDROOM APARTMENT

This one bedroom apartment is located on the first floor of this fine Victorian villa. Benefiting from a recently installed boiler, cooker, washing machine and dishwasher. This property is ideally located and just a few minutes walk from the city centre, this spacious apartment offers fantastic light and space. Entering through the front door and into a large communal hallway, stairs lead to the first floor with an entrance door opening to a reception hall with doors off to an impressive sitting room to the front with a beautiful period feature fireplace stripped pine floors, kitchen / dining room and generous bedroom and bathroom to the rear.

Rent £995 PCM - EXCLUSIVE of Council Tax, Electricity and Water Charges

Council Tax band C

Deposit £1148.07 (equal to 5 weeks rent) This can be paid anytime until your tenancy begins (EXCLUDING Holding Deposit)

Available 29th March 2026

Unfurnished

Standard broadband available

NO Parking - permits only available via Canterbury City Council

No pets permitted

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





## Communal Entrance Hall

Steps leading to the front entrance door opening to a communal entrance hall and stairs to the first floor.

## Entrance Hall

Strip pine flooring, consumer unit, doors opening to;

## Sitting Room

19'4" into bay x 14'9" into alcove (5.9 into bay x 4.5 into alcove)

Front aspect single glazed bay window, ornate cast iron fireplace with insert marble surround and tiled hearth, stripped pine floor, radiator, door to;

## Kitchen / Dining Room

15'7" into recess x 10'2" (4.76 into recess x 3.12)

Front aspect single glazed window, the kitchen is fitted with counter units containing a 1½ bowl stainless steel sink unit and drainer with mixer tap, built-in cupboard, radiator, cupboard containing gas meter, stripped pine floors.



## Bedroom

13'10" x 11'1" plus recess (4.23 x 3.39 plus recess)

Rear aspect single glazed window, stripped pine floor, ornate cast on fireplace with marble surround and tiled half, radiator, two built in alcove cupboards.



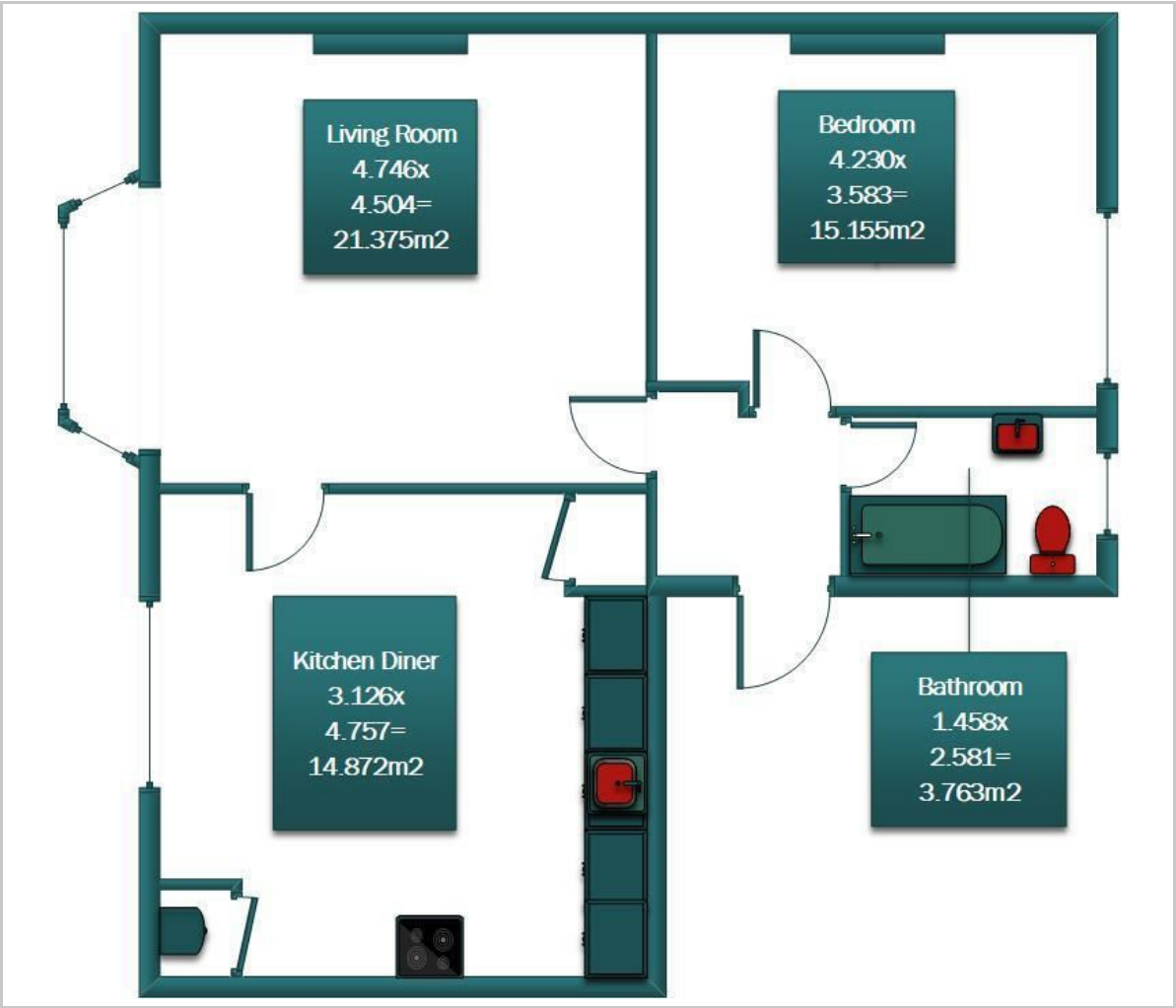
## Bathroom

8'5" x 4'9" (2.58 x 1.46)

Rear aspect window, bathroom suite comprising of a panel bath, pedestal wash and basin, low-level WC, radiator.



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

