



TMS

ESTATE AGENTS



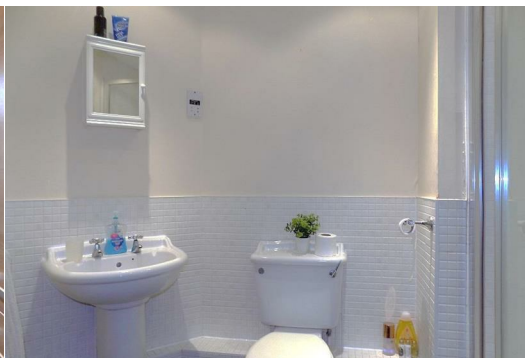
43 George Roche Road, Canterbury, CT1

£1,300 Per Month



- Available October 2024
- Unfurnished Property
- En Suite
- Sorry No Pets
- Allocated Parking & Guest Parking

- 2 Bedroom Apartment
- Professional Tenants
- Close To Mainline Station
- Close to Canterbury Town Centre
- 6 Month tenancy then periodic



AVAILABLE OCTOBER 2024 ~ 2 BEDROOM 2 BATHROOM ~ GROUND FLOOR APARTMENT ~ SOUGHT AFTER DEVELOPMENT

TMS Estate Agents are pleased to offer to the market this unfurnished, very spacious, bright and attractive apartment in South Canterbury.

The apartment benefits from a large open plan lounge/diner, a lovely fitted kitchen with room for a breakfast table, two double bedrooms, one with en-suite double shower, and a family bathroom. There is allocated parking for one car.

Additional benefits include Juliet balconies, double glazing and gas central heating.

George Roche Road is situated within easy walking distance to the city centre and Kent and Canterbury hospital and Canterbury east train station are just a short distance away.

The property is suitable for an initial 6 month tenancy and then would become a periodic tenancy, it would best suit a professional couple, small family or 2 tenants sharing, unfortunately pets are not allowed under the terms of the lease.

Council Tax band D / Deposit = 5 weeks rent £1500.00 / EPC - C / holding deposit £288.46
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

Contact TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

COMMUNAL ENTRANCE

APARTMENT

Entrance Hall

Lounge 15'3" x 13'5" (4.67 x 4.10)

Double glazed French doors and windows to side, carpet, radiator, open to dining area

Dining Room 12'1" x 7'10" (3.69 x 2.39)

Carpet, radiator.

Kitchen 8'7" x 7'9" (2.63 x 2.37)

Double glazed window, range of modern wall, drawer and base units, one & a half bowl stainless steel sink and mixer tap, inset gas hob with electric oven and extractor, integrated fridge freezer, washing machine and dishwasher, vinyl floor, spotlights.

Bedroom 1 13'11" x 12'0" (4.26 x 3.68)

Double glazed sash bay window, fitted double wardrobes, carpet, 2 radiators,

En Suite Shower

Fully tiled shower cubicle, low flush W.C, pedestal wash hand basin, vinyl floor, spotlights, shaver point, radiator.

Bedroom 2 9'0" x 8'7" (2.76 x 2.62)

Double glazed window, fitted wardrobe, carpet, radiator.

Bathroom

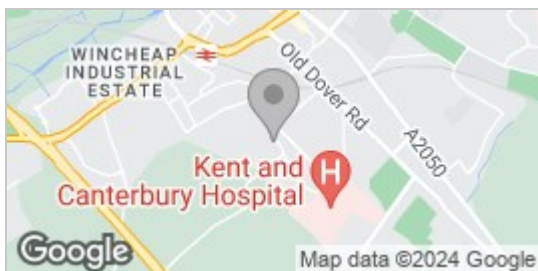
Paneled bath with mixer taps and shower over, low flush W.C, pedestal wash hand basin, part tiled walls, vinyl floor, extractor fan, spotlights, radiator.

EXTERNAL

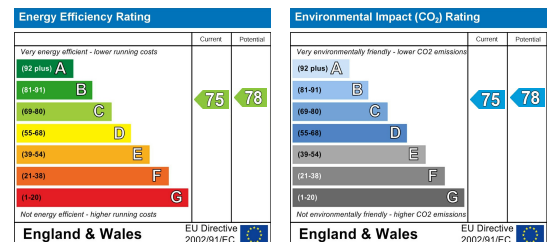
Parking

1 Allocated parking space

Area Map



Energy Efficiency Graph



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