

**Flat 8
Station Road West
Canterbury
Kent
CT2 8WA**

£1,100.00 pcm

Unfurnished

F2189

Finn's
82 Castle Street
Canterbury
CT1 2QD
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www.finns.co.uk



A stunning third floor two bedroom apartment in a sought after location opposite the Canterbury West Railway Station. The apartment has superb views over the Canterbury rooftops and Cathedral. Fully working lift within the building. Two double bedrooms. Family bathroom plus en-suite to master bedroom. A beautiful light and spacious living room/dining room. Fitted kitchen with most appliances. Available 20 February 2021.

www.finns.co.uk 01227 452111



**Flat 8
Station Road West
Canterbury
CT2 8WA**

A stunning third floor two bedroom apartment located in the sought after Canterbury Road West, opposite the Canterbury West mainline railway station giving access to London within 55 minutes. The apartment can be easily accessed either by lift or staircase and enjoys superb views to the rear over Canterbury's rooftops and stunning views of the cathedral. It is finished to an extremely high standard. There are two double bedrooms, (the main bedroom having an en suite shower) plus a family bathroom. A beautiful light and spacious living room / dining room with kitchen leading off. There is a video entry phone system within the spacious "L" shaped hallway.

Accommodation comprises (approximate measurements):

Entrance door into -

Hallway

Spacious "L" shaped entrance hallway with feature curved wall and wood laminate flooring. Video entry phone. Wall mounted electric heater. Built in storage cupboard with hanging rail and shelf over. Further built in cupboard housing pressurized hot water cylinder and washing machine with wooden slatted shelving. Door from entrance hall into:-

Living Room / Dining Room

19' 11" x 12' 1" (6.07m x 3.68m)

Wood laminate flooring. Wall mounted electric heater. Television satellite multipoint (not tested). Telephone point (not tested). Triple aspect room with double glazed windows to front and double glazed doors leading to Juliette balcony with stunning views over rooftops towards the cathedral. Door from living room/dining room into :-

Fitted kitchen with most appliances

8' 5" x 6' 6" (2.56m x 1.98m)

Range of coloured wood effect wall and base units with dark granite effect work surface. Built in Bosch four burner electric hob with Bosch stainless steel fronted fan assisted electric oven under. Bosch stainless steel extractor hood over. Single drainer sink with mixer tap. Integral slim line dishwasher. Integral larder fridge with freezer compartment. Ceramic tiled floor. Electric heater. Door from entrance hall into:-

Master bedroom (double bedroom to front)

13' 10" x 11' 5" (4.21m x 3.48m)

Fitted carpet. Wall mounted electric heater. TV point (not tested). Telephone point (not tested). Double glazed window.

En Suite Shower Room

Comprising shower cubicle with glass pivot door. Fully tiled wall. Thermostatic shower fitted onto raiser rail. Hand basin and WC. Wall mounted heated towel rail. Shaver point. Recessed lighting. Ceramic tiled floor. Ceiling mounted extractor fan. Door from entrance hall into :-

Bedroom 2 (Small double bedroom to front)

10' 6" x 7' 11" (3.20m x 2.41m)

Fitted carpet. Wall mounted electric heater. Double glazed window to front. Door from entrance hall into :-

Family Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

White bathroom suite comprising bath, WC and hand basin. Ceramic tiled floor. Concealed lighting. Shaver point. Ceiling mounted extractor fan.



Energy Performance Certificate

Flat 8 Westside Apartments, Station Road West, CANTERBURY, CT2 8WA

Dwelling type:Mid-floor flat

Date of assessment:24 January 2014

Date of certificate:24 January 2014

Reference number:0715-2884-7996-9824-0435

Type of assessment:RdSAP, existing dwelling

Total floor area:63 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,536

Over 3 years you could save

£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 147 over 3 years	
Heating	£ 867 over 3 years	£ 534 over 3 years	
Hot Water	£ 459 over 3 years	£ 387 over 3 years	
Totals	£ 1,536	£ 1,068	<div><div>You could save £ 468 over 3 years</div></div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

75

81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 48
2 Fan-assisted storage heaters	£900 - £1,200	£ 420

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Rent	£1100.00 per calendar month, exclusive of all utility bills
Deposit	A Deposit of £1265.00 (A maximum of 5 weeks rent rounded down to the nearest £5.00) will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
Holding Deposit	A payment of £250.00 (a maximum of 1 week's rent, rounded down to the nearest £5.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet and this sum will be offset against the first month's rent.
Lease	Assured Shorthold tenancy of twelve months duration
Viewing	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Council Tax Band E
Special Conditions	No pets, no smokers Available 20 February 2021.

Agent's Note: FINN's (1865) Ltd for themselves and for vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of FINN's (1865) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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