



REGAL  
— LETTINGS —



Westgate Grove  
Canterbury CT2 8AA

£1,650 Per Calendar Month - Council Tax Band C



# 18 Westgate Grove, Canterbury, CT2 8AA

This charming two-bedroom mid-terrace property in Westgate Grove, Canterbury, offers the best of both worlds: period elegance seamlessly blended with modern comfort. Completely refurbished throughout, it promises an idyllic riverside lifestyle in one of Canterbury's most sought-after locations.

The entrance hallway leads to a spacious front-to-back living room boasting picturesque views of the River Stour. To the rear, a brand new, fitted kitchen complete with integrated appliances including a washer/dryer, fridge/ freezer, oven, and hob alongside a comprehensive ground floor storage cupboard.

Two bedrooms overlook the tranquil River Stour, with the main bedroom featuring built-in wardrobes. A modern family bathroom with a shower over the bath completes the upstairs accommodation.

The access from the kitchen leads on to a courtyard shared with three other properties in the terrace. Within the courtyard there is space for two cars with an allocated parking space sitting in front of a large garage that also contains an additional spacious storage area. All of which are a struggle to find in such a central location and Canterbury West Station only a short walking distance away.

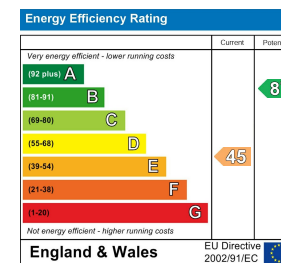
Be sure to not miss out on the opportunity to secure this rare find and the first to live in since its refurbishment.

Note: 12 Months Minimum Term. Council Tax Band C.

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.