

The Maltings, Roper Road, Canterbury, Kent, CT2 7DQ

£1,100 PCM



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## The Maltings

Roper Road, Canterbury CT2 7DQ

Unique opportunity to live in this converted Malt House located minutes from Station Road West with its high-speed train access to Central London and six minutes' walk from Canterbury City Centre. The second-floor apartment has retained many of the original features of the building but uses a combination of glass, brick, wood and polished metal to give an up-to-date feel. The accommodation comprises of an open place lounge/diner/kitchen and has one double bedroom and a single sized bedroom. There is a tiled bathroom with shower over the bath, sink and WC. This property is part furnished and would make a perfect first home.

Available NOW

Part furnished Furnished

Rent £1,100 per month is EXCLUSIVE of all utilities.

Deposit is equal to 5 weeks rent £1,269.23 to be secured with the TDS

Council Tax C (Canterbury City Council)

All viewings are strictly by appointment only.

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

The property is in the heart of St Dunstan's area which has pubs, bars, local artisan food, a bakery, butcher and Sainsbury's supermarket. There is also Canterbury West train station nearby with high speed link to London and route to Margate and other popular seaside towns.

Superfast Fibre Broadband is available which normally means you might be able to get average download speeds of around 35Mb and 67Mb. Some providers offer it with average download speeds of 300Mb+, or even up to 1Gb, but you would need to check with your chosen provider for actual speeds and availability.





**Apartment Entrance/ Hallway**

**Living Room**

13'10" x 8'4" (4.240 x 2.550)

**Kitchen**

5'6" x 10'2" (1.700 x 3.100)

**Bedroom 2**

7'6" x 7'2" (2.300 x 2.204)

**Bedroom 1**

11'0" x 8'6" (3.360 x 2.600)

**Bathroom**

4'7" x 5'7" (1.408 x 1.704)



## Floor Plan

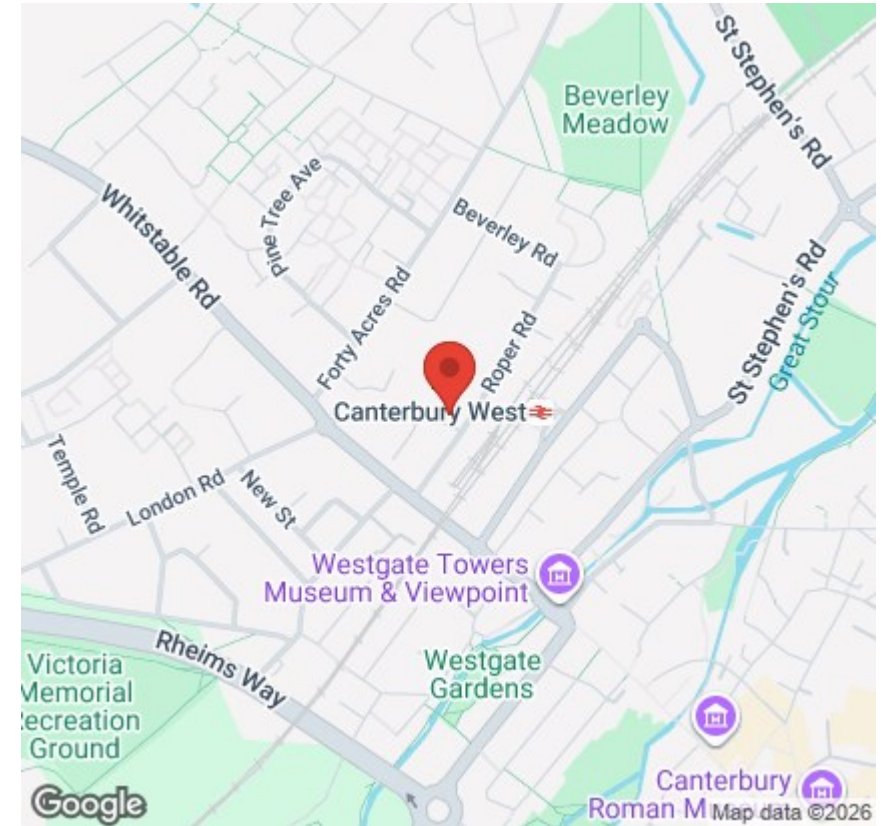


## Viewing

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

## Area Map



## Energy Efficiency Graph

