CHRISTOPHER HODGSON









Canterbury

To Let £850 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Canterbury

17B Dover Street, Canterbury, Kent, CT1 3HD

A bright and spacious first floor flat forming part of an attractive period building, in a highly convenient central location moments from Canterbury's bustling city centre, which offers an excellent range of shopping and cultural facilities, and within close proximity of Canterbury bus station and both Canterbury East (0.4 miles) and West (0.8 miles) mainline railway stations which provide High Speed services to London.

Finished in contemporary style, the smartly presented accommodation is arranged to provide a sitting room, kitchen, a double bedroom and a shower room. Outside, the property also benefits from the use of a South facing communal courtyard.

No smokers. Available from early November.







LOCATION
Dover Street is 0.3 miles from the City centre and conveniently positioned for access to both Canterbury East mainline station (0.4 miles distant), Canterbury West mainline station (0.8 miles distant) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Communal Hall 12'8" x 2'10" (3.87m x 0.88m)
- Kitchen 7'4" x 5'6" (2.26m x 1.69m)
- Shower Room 5'6" x 5'1" (1.69m x 1.57m)
- Bedroom 10'9" x 10'4" (3.3m x 3.16m)
- Sitting Room 16'7" x 10'9" (5.08m x 3.29m)
- Communal Courtyard

HOLDING DEPOSIT
£196 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£980 (or equivalent to 5 weeks rent)

TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION
Provided by ARLA


CANDY



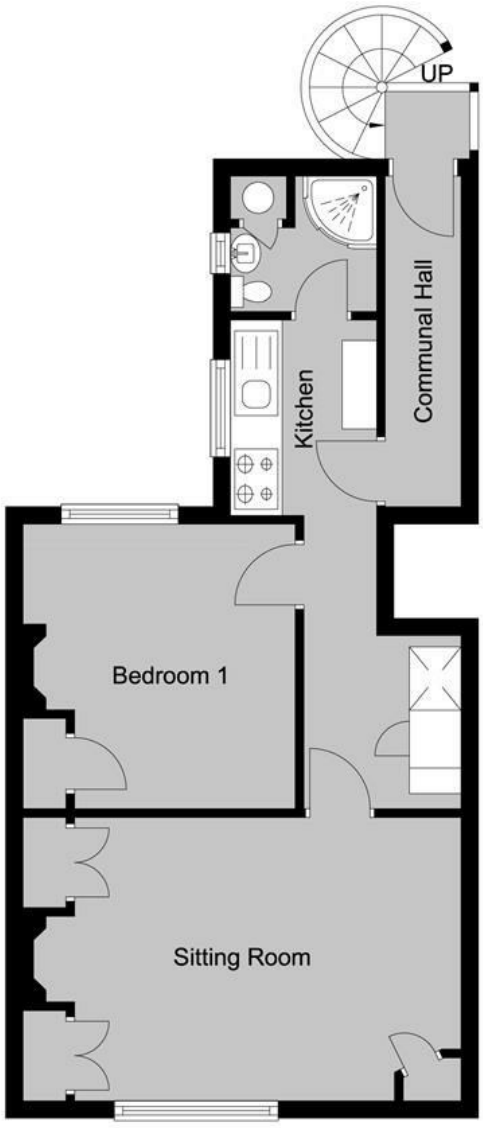





THE KING'S MILE
Canterbury Cathedral
St. Martin's Church
St Martin's Hill
EKC Group
Canterbury Colle
Dane John Gardens
Old Dover Rd
Wincheap
Google
Map data ©2026 Google

First Floor

Main area: approx. 39.6 sq. metres (426.2 sq. feet)

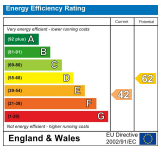




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Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,419.

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