

Lampen Walk, Canterbury, Kent, CT1 1GG

£1,325 PCM

Sally Hatcher
estates



Lampen Walk

Canterbury, Kent CT1 1GG

This recently redecorated family home offers a great location, energy efficacy and plenty of space for a growing family. The entrance hall leading to sitting room, downstairs WC and a large open plan kitchen/dining room with large doors that open into the large rear garden, a great space for outdoor living, summer barbeques and an enclosed area for children to play. The kitchen has integrated fridge/freezer, dishwasher and washing machine. Move upstairs and the master bedroom has ensuite shower room and there is a further double and single size bedroom. The family bathroom has a shower over the bath. The property has one allocated parking space and additional street parking without the need for a parking permit. Council tax band: D.

The property is situated within Pilgrims Place which is located two miles east of the City and lies on a bus route into the city of Canterbury and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Unfurnished - Available September 2026

Rent £1,325 per month

Deposit £1,528.84 equal to 5 weeks rent

Exclusive of Gas, Electricity, water charges, internet, Council Tax

All viewings are strictly by appointment only.

Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options

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.





Entry/ Hallway

Living Room

11'3" x 13'7" (3.447 x 4.144)

Kitchen / Diner

10'4" x 14'10" (3.171 x 4.528)

WC

Stairs / Landing

Bedroom 3

7'11" x 6'6" (2.437 x 1.995)

Bedroom 2

11'3" x 8'1" (3.432 x 2.472)

Family Bathroom

Bedroom 1

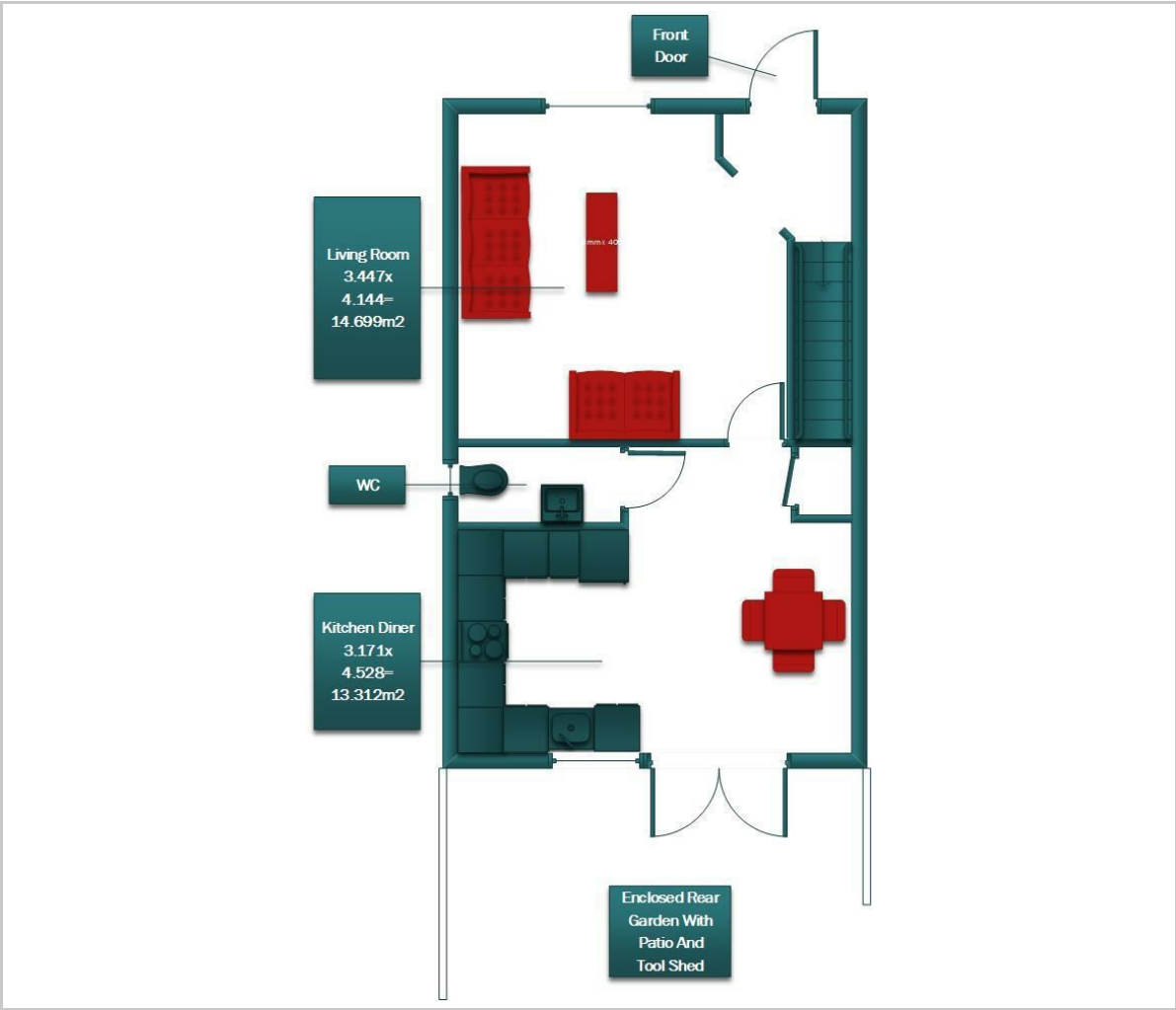
11'3" x 10'6" (3.454 x 3.213)

Bedroom 1 En-suite

**Enclosed Rear Garden / Patio /
Shed**



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

