

Kemsing Gardens, Canterbury, CT2 7RE

£1,975 Per Calendar Month



## Kemsing Gardens

### Canterbury CT2 7RE

(STUDENT ACCOMMODATION JULY 2026-27) All rooms currently available  
This 5 bedroom bungalow is located in the Hales Place Estate, ideal walking distance for University of Kent students. Entrance hallway leading to well equipped kitchen and large living area for socializing and access to rear enclosed garden. Two of the double bedrooms are off the living area. The other three double bedrooms are in the front of house with a shared bathroom and separate WC.

Rent excluding bills is £1,975 (approx £395 per person).

Bills package available inclusive of the following bills (gas, water, electricity, internet, TV licence) for: whole Property pcm £2,375 - Rent per room pcm £475  
Deposit is equal to 1 months rent - £1,975 or if you take on the bills package it will be equal to that monthly rent value.

This can be paid any time until your tenancy begins (EXCLUDING £75 Per Person Holding Deposit) Tenancy Agreement will run from 01/07/2026 to 30/06/2027 (12 month)

Individual locks on bedrooms: Yes

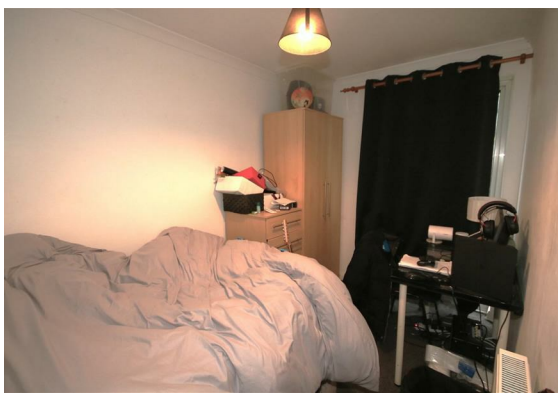
All double beds: Yes

Students/sharers only

Council tax band: C

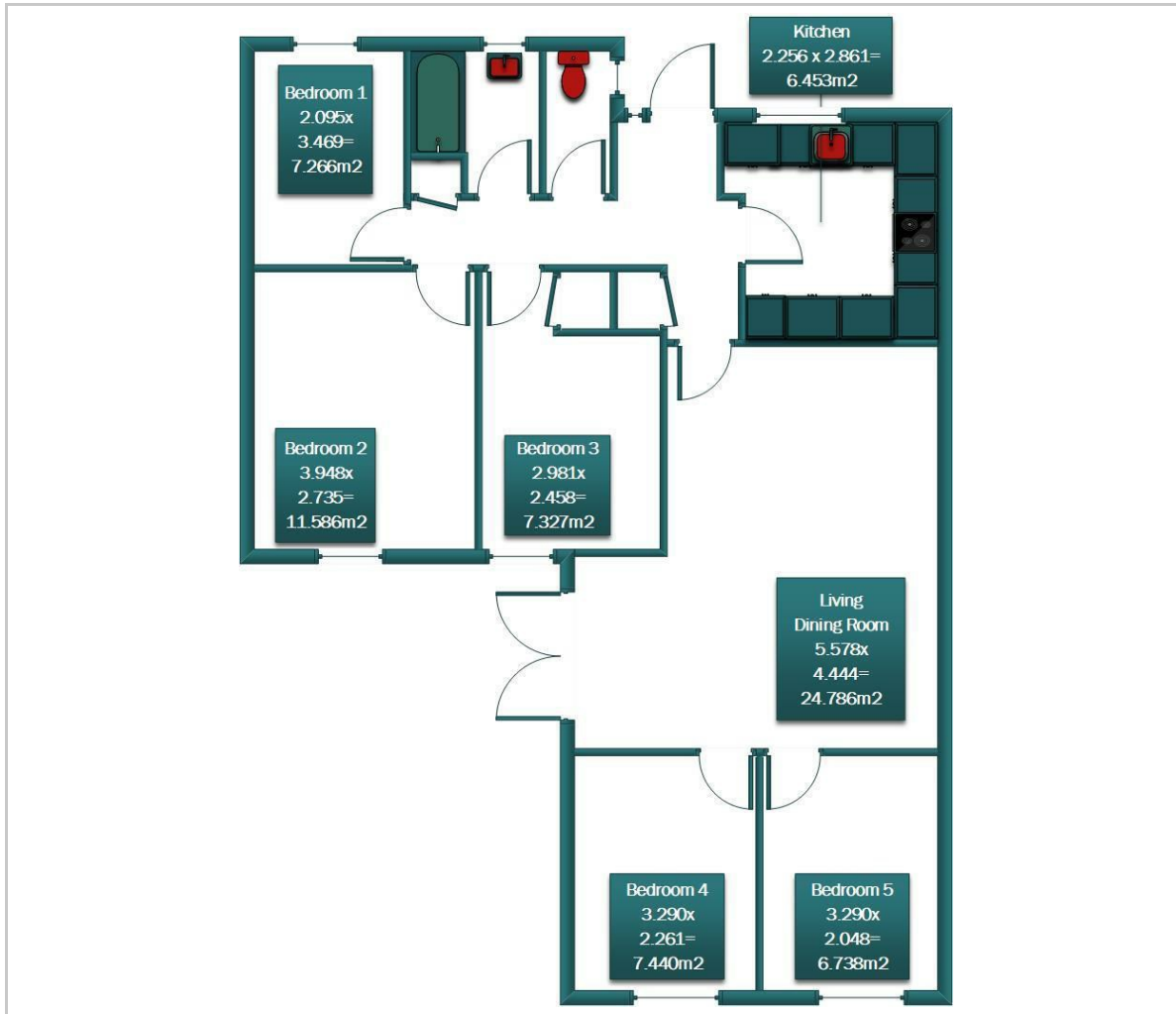
All viewings are strictly by appointment only.

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





## 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

