



**Price**

**£1,400 PCM**

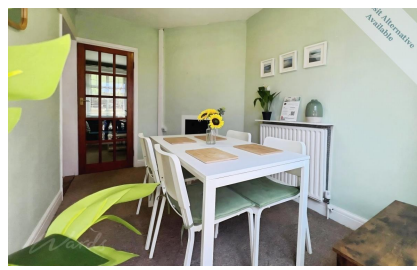
Fees Apply



Available 01/09/26

**44 St. Stephens  
Road Canterbury  
CT2**

*Wards*  
Helping you move forwards



## Main Features

- Prime St Stephen's location
- Beautifully presented throughout
- Allocated off-road parking
- Walk to Canterbury West Station
- Deposit Alternative option considered
- Open house event



Deposit required is £1,615.38  
Canterbury District - Council Tax Band Tax Band C

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Dover 01304 201109 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

### GROUND FLOOR

Porch

Lounge: 2.98m x 3.24m 9'9" x 10'8"

Dining Room: 3.29m x 2.29m 10'10" x 7'6"

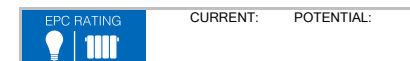
### FIRST FLOOR

Landing

Shower Room

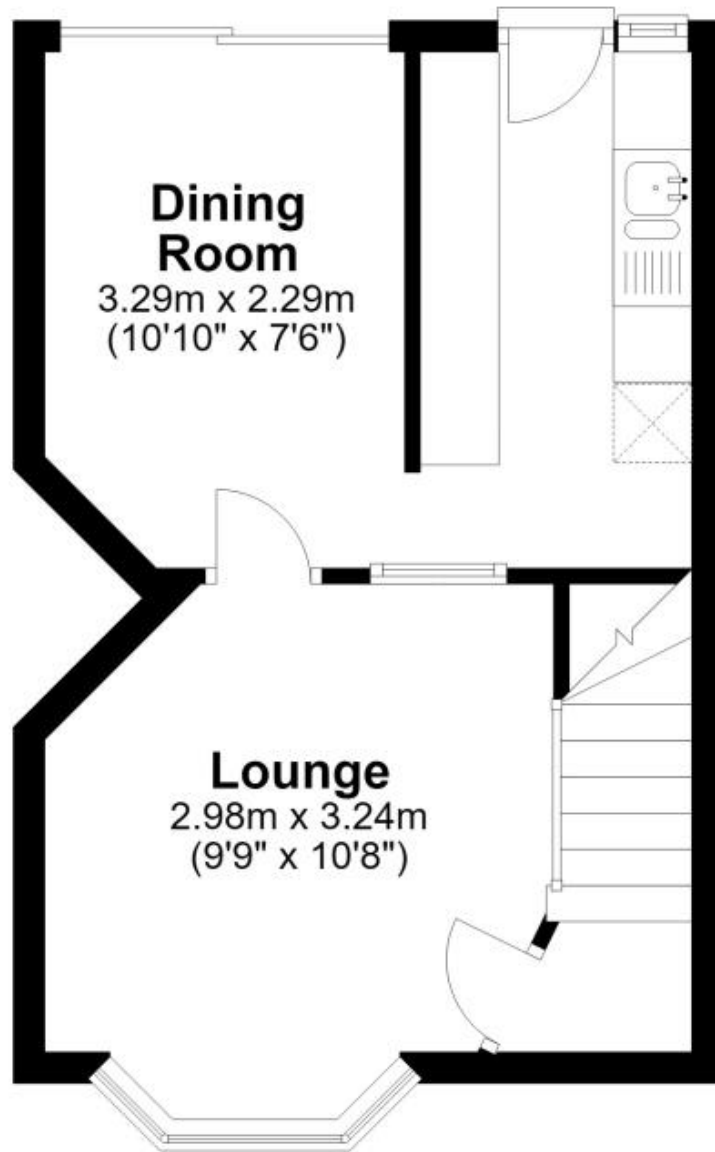
Bedroom 1: 2.98m x 3.12m 9'9" x 10'3"

Bedroom 2: 3.33m x 2.31m 10'11" x 7'7"



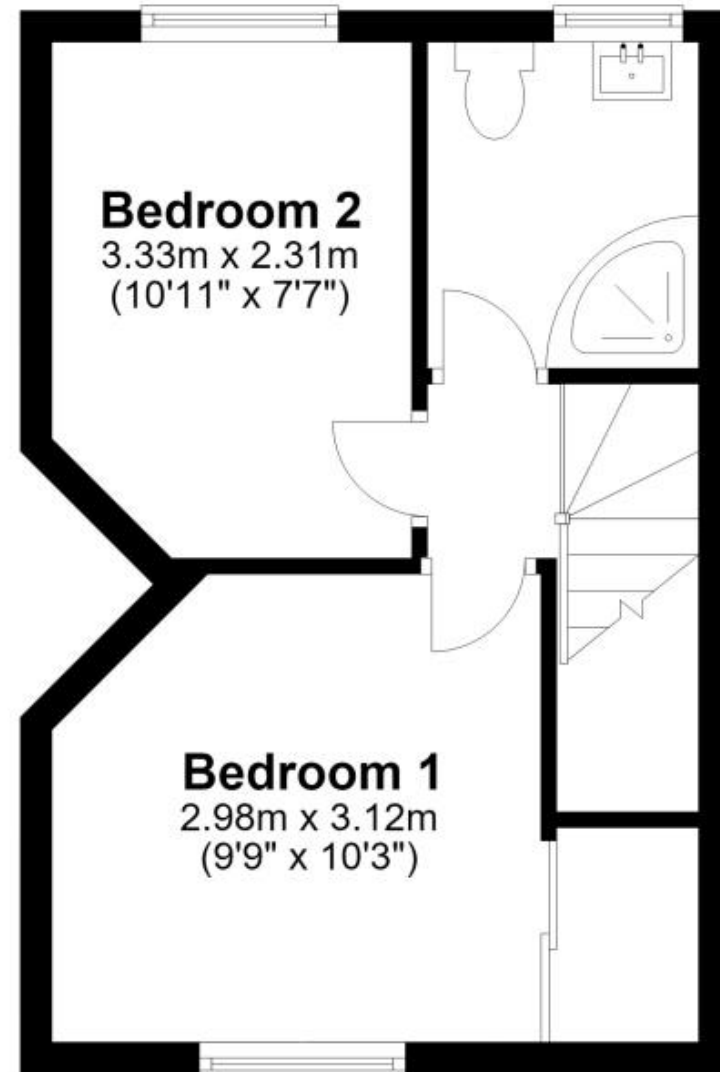
## Ground Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 51.4 sq. metres (553.2 sq. feet)