

**Flat 1 Neville House  
2 High Street  
St Gregorys  
Canterbury  
CT1 1AE**

**£850.00 pcm**

**Furnished**

**F2378**

Finn's  
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A deceptively light and spacious one bedroom ground floor apartment with its own private entrance

The property is finished to the highest specification and is fully furnished and benefits from secondary double glazing and gas fired central heating and has a security intercom system fitted. Double bedroom with white Smart TV. Open plan living room/dining room with leather sofa and large screen TV. Shower Room. Kitchen with fitted appliances. Available now.

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**Flat 1 Neville House  
2 High Street  
St Gregorys  
Canterbury  
CT1 1AE**

A deceptively light and spacious one bedroom ground floor apartment with its own private entrance which forms part of the redevelopment of a Grade II listed building located in the heart of Canterbury city centre. The property is finished to the highest specification and is fully furnished and benefits from secondary double glazing, gas fired central heating and has a security intercom system fitted. Large open plan Living Room/Dining room with leather sofa and large flat screen smart TV, separate Kitchen with fitted appliances, Shower Room and large double bedroom with white smart TV. The apartments are located in the Northgate area of Canterbury within easy walking distance of the City Centre and Canterbury West mainline railway station with fast links to London (St Pancras 55 minutes). There is a small communal courtyard area to the rear of the property and a bike rack for each apartment. Please note there is no parking available with the property however you can obtain a parking permit for one of the public car parks the nearest large one being St Radigunds which is a two minute walk from the apartment building

Accommodation comprises (approximate measurements):

**Front entrance door into - Kitchen 8' 8" x 5' 4"**

*(2.64m x 1.62m)*

A range of high gloss fronted wall and base units with dark grey granite effect melamine worktops. Small single drainer stainless steel sink with mixer tap. Integral three burner ceramic hob with stainless steel fronted oven under and stainless steel extractor hood over. Integral undercounter larder style fridge with frozen compartment. Ceramic tiled floor. Wall mounted radiator. Single glazed wooden casement to front with secondary glazed panel fitted. Door from kitchen into -

**Shower Room 6' 3" x 5' 5" (1.90m x 1.65m)**

Ceramic tiled floor. Wall mounted chrome heated towel rail. Shower suite comprising: corner shower cubicle, fully tiled with thermostatic shower mixer with rain style shower head fitted, matching white WC and pedestal hand basin. Freestanding Samsung Eco Bubble washer/drier. Small obscured double glazed window to side. Squared archway from kitchen into -

**Living Room/Dining Room 12' 3" x 10' 8"**

*(3.73m x 3.25m)*

Newly fitted carpet. Wall mounted radiator. Single glazed sash window to rear with secondary glazed panel fitted. Built in cupboard housing Ideal gas fired combination boiler providing central heating and hot water. Door from living room into -

**Double Bedroom 13' 4" x 11' 4" (4.06m x 3.45m)**

Fitted carpet. Wall mounted radiator. Single glazed sash window to front with secondary glazed panel fitted.





<b>Rent</b>	<b>£850.00</b> per calendar month, exclusive of all utility bills
<b>Deposit</b>	A Deposit of <b>£1,177.00</b> will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
<b>Lease</b>	Assured Shorthold tenancy of six/twelve months (twelve months preferred)
<b>Good Faith Deposit</b>	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached <b>Tenants Information Sheet</b>
<b>Compulsory Fees Payable</b>	A fee of <b>£300.00 plus V.A.T.</b> will be payable to the Agents as part costs of preparing the Tenancy Agreement.  Should a Guarantor be required in order to process your application an additional charge of <b>£60.00 plus VAT</b> will be payable  Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc <b>VAT</b>
<b>Right to Rent</b>	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
<b>Viewing</b>	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Banding ‘C’
<b>Special Conditions</b>	<b>Available now</b> <b>No pets</b> <b>No Smokers</b> <b>No Housing Benefit</b>

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