

**Flat 10 Stour Court  
Stour Street  
Canterbury  
CT1 2PG**

**£875.00 pcm**

**Unfurnished**

**F2161**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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www.finns.co.uk



A two bedroom ground floor flat

Two good sized bedrooms. Bathroom . Separate shower Room . Double glazing throughout . Fitted kitchen. Gas fired central heating. Shared riverside terrace.

Available Now.

**www.finns.co.uk 01227 452111**



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CT1 2PG**

A well presented two bedroom ground floor apartment with accommodation comprising of good sized entrance hall leading to a large open plan living room/dining area with large double glazed window to rear, fitted kitchen with all appliances, two double bedrooms with built in storage and fitted bathroom with separate shower room. The property benefits from gas fired central heating, double glazing throughout and use of a shared river side terrace. The property is situated in the heart of Canterbury City Centre and enjoying attractive views of the River Stour and within easy walking distance of the City's amenities including main line railway station. Parking permits can be obtained for Rosemary Lane Car Park which is approximately a two minutes walk

Accommodation comprises (approximate measurements):

**Large Inner Hallway**

Fitted carpet. Entry phone. Cloak cupboard with shelf. Telephone point

**Shower Room 8' 3" x 3' 6" (2.51m x 1.07m)**

Fitted ceramic tiled flooring. Fully tiled walls. Wall mounted cupboard. Semi circular sliding door shower cubicle, low level WC. Wall mounted hand basin with vanity unit under. Chrome heated towel rail. Extractor fan.

**Bathroom 8' 2" x 4' 10" (2.49m x 1.47m)**

Ceramic tiled flooring. White bathroom suite comprising: bath, Tritan electric shower over and glass shower screen, WC and hand basin with sliding drawers under. Fully tiled walls. Wall mounted chrome heated towel rail. White obscured Upvc double glazed window to side

**Dining Area 10' 3" x 7' 6" (3.12m x 2.28m)**

Fitted carpet. Wall mounted radiator. White UPVC double glazed window to side. Telephone point . Archway through to –

**Lounge Area 16' 8" x 10' 0" (5.08m x 3.05m)**

Fitted carpet. Wall mounted radiator. White UPVC glazed window to rear with views over the River Stour. Television aerial point

**Kitchen 9' 9" x 7' 1" (2.97m x 2.16m)**

A range of fitted white gloss fronted wall and base units with brushed chrome handles and granite effect work surface. Brand new single drainer stainless steel sink and integral slimline dishwasher. Built in four burner ceramic hob with matching electric fan assisted oven under and extractor fan over. Free standing fridge/freezer and washer/dryer. White UPVC double glazed window to rear with views over the River Stour. Wall mounted Ideal Logic gas fired boiler. Fitted linoleum flooring

**Bedroom One 11' 5" x 10' 1" (3.48m x 3.07m)**

Fitted carpet. Wall mounted radiator. White UPVC double glazed window to side. Fitted double wardrobe with hanging rail and shelving

**Bedroom Two 10' 7" x 10' 5" (3.22m x 3.17m)**

Fitted carpet. Wall mounted radiator. White UPVC double glazed window to side. Fitted double wardrobe with hanging rail and shelving







**Energy Performance Certificate** HM Government

Flat 10 Stour Court, Stour Street, CANTERBURY, CT1 2PG  
 Dwelling type: Ground-floor flat Reference number: 0207-2846-7691-9397-8355  
 Date of assessment: 16 January 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 16 January 2013 Total floor area: 60 m<sup>2</sup>

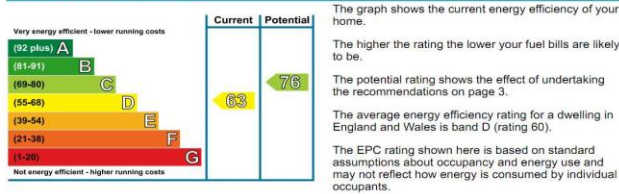
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,917
Over 3 years you could save	£ 648

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 1,458 over 3 years	£ 849 over 3 years	
Hot Water	£ 339 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 1,917</b>	<b>£ 1,269</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 339	
2 Floor Insulation	£800 - £1,200	£ 204	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 105	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

<b>Rent</b>	<b>£875.00</b> per calendar month, exclusive of all utility bills
<b>Deposit</b>	A Deposit of <b>£1,211.00</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 (12 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 – Council Tax Band D
<b>Special Conditions</b>	<b>No Housing Benefit, no smokers and no pets Available now</b>

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