

**27 Great Stour Place
St Stephens Fields
Canterbury
CT2 7EY**

£925.00pcm Unfurnished

F2179

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An immaculately presented newly refurbished spacious two bedroom ground floor apartment in a select gated development within two minutes walk of Canterbury West railway station. Redecorated throughout with new floor coverings

Two double bedrooms each with en suite shower room. Open plan living room/dining room. Newly fitted kitchen. Allocated parking space in secure undercover parking area. Available now.

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An immaculately presented newly refurbished spacious two bedroom ground floor apartment in a select gated development. Accommodation comprises Entrance Hall (with utility cupboard), Open plan Living/Dining Room, Kitchen has all appliances built in including dishwasher, washing machine, fridge/freezer, oven, hob and extractor. There are two double bedrooms each bedroom having an en suite shower room. There is an allocated parking space in the secure undercover parking area within the gated development.

The property is situated in a select gated development in the St Dunstons area of Canterbury, two minutes' walk of Canterbury west mainline railway station and within easy walking distance of Canterbury city centre and all its amenities.

Accommodation comprises (approximate measurements):

Inner Hallway

Wood laminate flooring. Cupboard housing washing machine. Further cupboard housing hot water cylinder. Door to :-

Open Plan Living Room/Kitchen - Living Room Area 16' 8" x 11' 7" (5.08m x 3.53m)

Living Room Area: Newly fitted wood effect laminate flooring. Wall mounted electric heater. Double glazed wooden casement window to front. Telephone point. TV multipoint. Video entry phone system

Open Plan Living Room/Kitchen - Kitchen area 8' 3" x 8' 2" (2.51m x 2.49m)

Newly fitted range of cream gloss fronted wall and base units. Built in four burner electric hob with fan assisted electric oven under and stainless steel canopy hood over. Integral fridge/freezer. Integral dishwasher. One and quarter bowl stainless steel sink with mixer tap.

Bedroom One - double bedroom to front 17' 1" x 9' 0" (5.20m x 2.74m)

Wood effect laminate flooring. Wall mounted electric heater. Double glazed wooden casement window to front. Door giving access to :-

En Suite Shower Room

Double size shower cubicle with glass pivot door. Thermostatic shower fitted to raiser rail. White pedestal wash hand basin. White toilet with concealed cistern. Ceiling mounted extractor fan. Wall mounted chrome heated towel rail. Ceramic tiled floor. Door from entrance hall into -

Bedroom Two - Double Bedroom to rear 10' 9" x 12' 2" (3.27m x 3.71m)

Newly fitted wood effect laminate flooring. Wall mounted electric heater. Double glazed wooden casement window to rear. Door to :-

En Suite Shower Room

Double sized shower cubicle with glass pivoting door. Thermostatic shower fitted on raiser rail. White pedestal wash hand basin. White WC with concealed cistern. Wall mounted chrome heated towel rail. Wall mounted shaver point. Ceiling mounted extractor fan. Ceramic tiled floor.





Energy Performance Certificate 

27, Great Stour Place, St. Stephens Fields, CANTERBURY, CT2 7EY
 Dwelling type: Ground-floor flat Reference number: 0322-2841-7060-9694-8925
 Date of assessment: 19 June 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 June 2014 Total floor area: 64 m²

Use this document to:

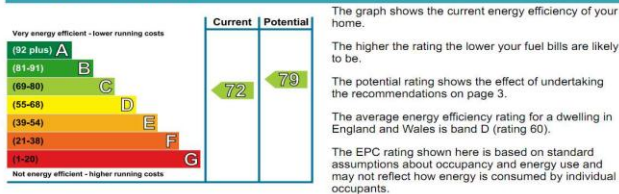
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,734
Over 3 years you could save	£ 525



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 147 over 3 years	
Heating	£ 1,134 over 3 years	£ 672 over 3 years	
Hot Water	£ 462 over 3 years	£ 390 over 3 years	
Totals	£ 1,734	£ 1,209	

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 Floor Insulation	£800 - £1,200	£ 96	
2 Fan-assisted storage heaters	£900 - £1,200	£ 423	

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Rent	£925.00 per calendar month, exclusive of all utility bills
Deposit	A Deposit of £1281.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
Lease	Assured Shorthold tenancy of six/twelve months (twelve month let preferred)
Good Faith Deposit	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet
Compulsory Fees Payable	<p>A fee of £300.00 plus V.A.T. will be payable to the Agents as part costs of preparing the Tenancy Agreement.</p> <p>Should a Guarantor be required in order to process your application an additional charge of £60.00 plus VAT will be payable</p> <p>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 VAT</p>
Right to Rent	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.
Viewing	By appointment with the CANTERBURY office of FINN'S (1865) LTD (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Council Tax D
Special Conditions	Available now. No pets, no smokers, no housing benefit.

Messrs. FINN'S (1865) LTD for themselves and for vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. FINN'S (1865) LTD has any authority to make or give any representation or warranty whatever in relation to this property

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