



**STOUR STREET, CT1**  
**£1,000 PER MONTH UNFURNISHED**

Canterbury | 01227 456 645 | [canterbury@winkworth.co.uk](mailto:canterbury@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

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## ACCOMMODATION

2 Bedrooms, 1 Reception Room, 1 Bathroom,  
Flat/Apartment, Town/City, Unfurnished

The Post Office was converted into apartments offering spacious living with the benefit of a good sized balcony for a little al fresco dining.

The apartment offers open plan living and a kitchen with fully fitted appliances. There are two double bedrooms with lovely city views and a bathroom. The property has gas central heating and an audio entry system.


The property is being offered unfurnished and for a professional let only.

The town centre is just a few minutes' walk from the property and offers a wide range of shopping facilities, restaurants and entertainment, including Canterbury's popular Marlowe Theatre, and street side cafes. Canterbury is well served by other amenities including a wealth of high-achieving schools, two mainline stations to London and excellent access to the coastal ports of Dover and Folkestone.

Tax Band: C

Please note an administration charge is made to tenants taking a tenancy through Winkworth Canterbury of £264 inc VAT for the first two people and additional £60 per person thereafter.

All Winkworth offices are registered with Omubudsman Services and a copy of our Dispute Resolution Procedure is available on request. Winkworth offices are accredited by the National Approved Lettings Scheme (NALS) and will therefore be required to be part of an approved CMP scheme

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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