

Bedford Block, Westgate One  
Canterbury  
CT1 2WU

£1,200 Per Calendar Month

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: canterbury@finns.co.uk  
www.finns.co.uk



A stylish, one bed studio apartment, fully equipped with a modern kitchen, separate study space, double bed, plenty of storage and en-suite shower room. Rent includes all your utility bills and high speed wi-fi. There is a Fair Usage Policy in place and if there is any over-usage from the terms in the FUP, this is charged at the end of the tenancy.

Facilities include: Electric ceramic hob, oven, microwave, Breakfast bar/dining area with bar stool, heated towel rail, electric shower, landscaped courtyard and social areas, bicycle racks. For your safety there is keyless electronic door entry system, CCTV, monitored fire alarm and sprinkler system, dusk 'til dawn courtyard lighting.

\*PLEASE NOTE PHOTOS ARE AN EXAMPLE OF OUR STUDIOS AND MAY NOT BE THIS EXACT PROPERTY

\*PLEASE NOTE THIS IS A SHORT TERM LET UNTIL 20/06/2025

- Westgate One Student Amenity Space (Sept 2025)
- Coffee Shop (Sept 2025) (Public Access)
- Access to fully equipped 24/7 gym (Sept 2025) (Westgate One tenants only)
- Cinema and Gaming Room (Sept 2025)
- Booth Seating and Study Space (including meeting room)
- Dedicated Reception Area
- Communal Laundry Room
- Douche/Shattaf in selected apartments
- EPC Band B Deposit £1380.00
- SHORT TERM LET TO 20/06/2025



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewing: By appointment through Finn's, Canterbury  
Telephone: 01227 452111

Council Tax: Exempt  
Date: These particulars were prepared on: 25th March 2025

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 848320

