

22 St. Stephens Road
Canterbury
CT2 7HT

£1,250

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



This well-presented three-bedroom ground floor flat features its own private entrance and is ideally situated in the northern area of the city centre. The accommodation comprises an entrance hallway with useful storage, a spacious lounge, a fitted kitchen, and a modern shower room. On the lower level, there are three generously sized double bedrooms. The property has recently been fully redecorated and benefits from new carpeting throughout, offering a fresh and contemporary feel. Externally, the flat enjoys a private terrace as well as access to attractive communal gardens, which back onto a tributary of the River Stour. The property also includes one allocated parking space. St. Stephens House is conveniently located within easy walking distance of Canterbury city centre, renowned for its excellent schools, colleges, and universities, as well as a vibrant selection of shops, restaurants, and entertainment venues.

- 3 Bedroom Apartment
- Private Entrance
- Fully redecorated
- New carpeting throughout
- Private terrace
- Communal Gardens
- One allocated parking space
- EPC Band D
- Council Tax Band B
- Deposit £1,440.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Council Tax: B

Date: These particulars were prepared on: 31st March 2026

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 representatives 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

