



## Best Lane, CT1 2JB

£492.00 per week

Outside M25

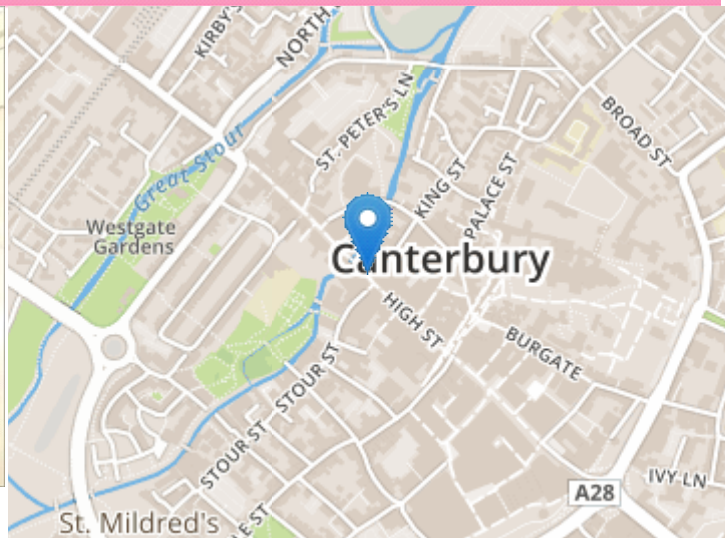
BEST LANE CT1. Most Central Student House in Canterbury. UNIVERSITY CLEARING - ROOM BY ROOM - NO FEES. Delighted to offer a five double bedroom house with three bathrooms (one en-suite) and a large reception with separate kitchen and dining area over five floors. Undergoing updating with new bathrooms, kitchen, appliances and furniture - current photos before works, fully furnished. Bills include broadband, incoming phone, gas, electricity, water and waste water. £492 PER PERSON PER WEEK. CONTACT: [IBURY@ABSOLUTELIVING.CO.UK](mailto:IBURY@ABSOLUTELIVING.CO.UK) - AVAILABLE 31ST AUGUST 2015.



Five Bed(s)    Two Reception(s)    Three Bath(s)    No Parking No Garden

### Absolute Living Battersea

143 Battersea High Street, London SW11 3JS  
 Telephone 020 7101 1636 Fax 020 7223 1336  
 Email [battersea@absolute-living.co.uk](mailto:battersea@absolute-living.co.uk) Web [www.absolute-living.co.uk](http://www.absolute-living.co.uk)



## Overview

ROOM BY ROOM - ALL DOUBLES, SEPARATE KITCHEN/ DINER. 10 MONTH CONTRACT. Delighted to offer a five double bedroom house with three bathrooms (one en-suite) and a large reception with separate kitchen and dining area over five floors. Undergoing updating with new bathrooms, kitchen, appliances and furniture - current photos before works. The lower floor offers a large double bedroom and a shower room with WC and sink, raised ground floor large double bedroom with en-suite bathroom, first floor two large doubles and a bathroom, second floor large reception with fully equipped kitchen and separate dining room, third floor large double bedroom. Very convenient for University of Kent and Canterbury Christ Church Universities. TV points in each room to include all bills including broadband! PLEASE CALL 020 3002 9011 Or 07960777543 TO ARRANGE A VIEWING.

## In Brief

- NEWLY & FULLY FURNISHED
- 10 MONTH CONTRACT
- FIVE DOUBLE ROOMS AVAILABLE
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- CITY CENTRE LOCATION
- STONES THROW FROM MARLOW THEATRE
- CLOSE TO UNIVERSITIES
- NO FEES
- £492 PER PERSON INCLUDING ALL BILLS
- AVAILABLE 31ST AUG 2015
- canterbury@absoluteliving.co.uk 020 3002 9001

## The Rental Process

1. We find you a property you would like to rent.
2. A one week holding deposit is paid if you wish to make an offer.
3. If the offer is accepted and dates agreed the deposit will come off your final move in costs. If the offer is not accepted or there is a problem with referencing the holding deposit would be returned to you immediately minus the referencing cost.
4. Referencing is carried out - the annual rent will need to be covered by 2.5 times your income (combined of all tenants on the contract). Employment reference, previous landlord reference and credit check. If you are a student or are overseas based or don't cover the required criteria a UK based guarantor will be required.
5. The contracts are drafted and signed prior to move-in as well as the remaining deposit, first month's rent, admin charge, and referencing.
6. On the day of move-in we will go to the property with you and 'check you in' taking meter readings and handing over keys. If there is an inventory you will have 14 days to check all the details before signing and returning to us. The 'tenancy deposit certificate' will be signed by you and kept on file.



## The Small Print

Absolute Living give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings. Design by: treaclemedia.com | 020 8545 2690



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Find more details at: [www.absolute-living.co.uk](http://www.absolute-living.co.uk) or call 020 7101 1636

