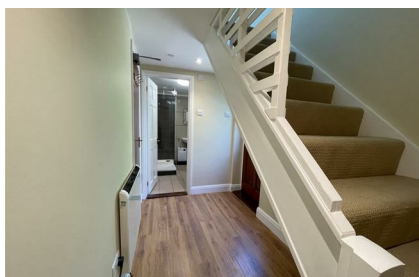


Hackington Road  
Canterbury  
CT2 9NE

£900 Per Calendar Month

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



A spacious and bright studio flat located above a garage in Tyler Hill on the outskirts of Canterbury. As you enter the flat through your own private front door there is a modern shower room and area to store jackets and shoes. A staircase leads to the open plan kitchen/living/bedroom area. A well-appointed kitchen area offers a breakfast bar for meals and entertaining.

Tyler Hill is located a short distance from the University of Kent and Canterbury City Centre with its two mainline railway stations offering high speed services to London. Tyler Hill also offers country walks and a local pub/restaurant.



- Spacious, bright Studio Flat
- Private front door
- Open Plan Living
- Short distance from University of Kent and Canterbury City Centre
- Electric Heating
- Double Glazing
- Off Street Parking for one car
- EPC Band D
- Council Tax Band A
- Deposit £1038.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax: A  
Date: These particulars were prepared on: 29th August 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 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.