

Raymond Avenue  
Kent  
CT1 3JZ

£1,095 PCM

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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A well presented, light and spacious two bedroom ground floor garden flat in a quiet, sought after South Canterbury residential location close to Kent and Canterbury Hospital. The accommodation comprises of a large L shaped entrance hall, living room, two double bedrooms, fitted kitchen with most appliances and bathroom with shower. The property benefits from gas fired central heating and is fully double glazed. There is an attractive private garden to the rear with a patio area and raised lawn areas and timber shed for storage. Parking is on street (parking restrictions apply)

- Garden Flat
- Two Double Bedrooms
- Private Garden
- Council Tax Band C
- South Canterbury
- Double Glazed
- Gas Fired Central Heating
- Shed
- EPC C
- Available 9th March 2026



### 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>74</b>                  | <b>76</b> |
| (55-68) <b>D</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<br>2002/91/EC |           |



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

Council Tax: C

Date: These particulars were prepared on: 2nd 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.

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Canterbury  
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2 Market Street  
Sandwich  
Kent CT13 9DA  
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The Packhouse  
Wantsum Way  
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