



## 24 Long Meadow Way, Canterbury, CT2 7DF

This house has a large sized kitchen with new(2016) modern facilities (washing machine, condenser dryer, fridge freezer, microwave, recycling bins) and plenty of storage space. It is a 4 bedroom house with a new (2016) bathroom and extra downstairs w/c. There is plenty of free parking along the road, and various bus stops servicing the Uni bus route. There is also bike storage via the back gate. Access to the garden is through the large communal living room (renovated 2016) or via a back gate. There is gas central heating and double glazing. There is a compulsory weekly bills package of £18 per person in addition to the rent. (WIFI fibre broadband, gas, electric, gardening, water and sewerage included). This equates to £78 pcm. A £300 security deposit is required (held in recognised scheme). There's a £150 reservation fee to secure a room. Each room is on a 12 month individual rental agreement. Each bedroom has a secure lock. All the bedrooms are for single occupancy only.

### LONG MEADOW

Completely renovated throughout and 10 mins walking distance from the UKC campus.

## 2018-2019 ACADEMIC YEAR

- Room 1 (double bed): £100 p/w £433 pcm
- Room 2 (double bed): £99 p/w £429 pcm
- Room 3 (double bed): £95 p/w £412 pcm
- Room 4 (double bed): £110 p/w £477 pcm

All rooms are for storage only during 2 summer months. There is an option of residing for 20% pcm additional fees.

£300 security deposit will be kept with a recognized scheme.

£150 reservation fee to secure a room.

No "Hidden" Fees,  
 Homestamp Accredited.



Rooms from this property

Furniture, fixtures and fittings vary throughout properties and are subject to change.

## Room 1

Is a large room (12'2" x 9'5") upstairs, at the back of the property . It is newly renovated and furnished (2016) with a built in wardrobe and 4'6" double bed.



## Room 2

Is a large room (11'5" x 8'4") upstairs, at the front of the property . It is newly renovated and furnished (2016) with a built in wardrobe and 4'0" double bed.



## Room 3

Is a smaller room (10'0" x 7'7") upstairs, at the back of the property opposite the bathroom. It is newly renovated and furnished (2016) with a built in wardrobe and 3'6" single bed.

## Room 4

Is an extremely large room downstairs, at the back of the property . It is newly renovated and furnished (2016) with free standing furniture, a sofa and a 4'6" double bed.



LONG MEADOW

**Viewing is essential. Make a booking today to avoid disappointment.**

*Rosen Rentals have local staff to meet your needs day and night.*

**More photographs of this property are available on request.**

What next?

Contact us for more information and to make a booking to view a property.

- You pay £150 reservation fee to secure a room in this property.
- You provide us with "Tenant Details and a UK Employed Guarantor\*".
- You sign an individual agreement and bills addendum within a month of reserving your room.
- 2 Summer months are for storage only, if you reside 20% pcm additional fees are applicable.
- There is a compulsory £18 per week per person bills package in addition to the rent. This equates to £78 pcm.
- You pay the first month's full rent upon signing an individual agreement and bills addendum.
- The deposit must be paid in full before the commencement of the agreement.
- Keys for the property and an inventory will be given to you when you move into the property.
- There is a £60 charge in February that pays in advance for the end of tenancy professional clean of the property.

\*If you have no UK Guarantor and you are an EU student then 1 month's full rent is required upon signing an individual agreement and bills addendum and 2 month's full rent upon commencement of the agreement, thus always being 3 months in advance.

If you have no UK Guarantor and you are a NON- EU student then 1 month's full rent is required upon signing an individual agreement and bills addendum and 5 month's full rent upon commencement of the agreement, thus always being 6 months in advance.



Rosen Rentals is a limited company established in 2006 . Company Number: 5835842

All images of properties and rooms on promotional materials are from various Rosen Rental properties.

All furniture, fixtures and fittings in images vary and are subject to change.