



5 RUTLAND CL

A well presented house located within walking distance from the CCCU campus & town. Direct bus routes to UKC nearby

5 Rutland Close, Canterbury, CT1 1SD

This house has a medium sized kitchen with modern facilities (dishwasher, washing machine, dryer, fridge freezer, microwave, recycling bins etc). It is a 5 bedroom house with an ample bathroom and extra w/c. There is plenty of free parking along the road, and various bus stops along the adjacent road. There is also bike storage. Access to the garden is through the kitchen or via a secure side gate. There is gas central heating and double glazing.

There is a compulsory weekly bills package of £18 per person per week in addition to the rent. (WIFI fibre broadband, gas, electric, gardening, water and sewerage included). This equates to £78 pcm.

No security deposit is required. Each room is on a 12 month individual rental agreement.

Each bedroom has a secure lock. All the bedrooms are for single occupancy only.

**No Security Deposit,
No "Hidden" Fees,
Homestamp Accredited.**

2018-2019 ACADEMIC YEAR

Room 1 (double bed):	£84 pw	£364pcm
Room 2 (double bed):	£85 pw	£368pcm
Room 3 (single bed):	£70 pw	£303pcm
Room 4 (double bed):	£78 pw	£338pcm
Room 5 (double bed):	£75 pw	£325pcm

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



Rooms from this property

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

Room 1

Is a large room upstairs, at the rear of the property and next to the bathroom.

It has built in wardrobes and currently a double bed and is fully furnished.

Room 2

Is a large room upstairs, at the front of the property.

It has built in wardrobes and currently a double bed and is fully furnished.

Room 3

Is a small room upstairs, at the front of the property.

It has a built in bed over the stairs and is fully furnished.

Room 4

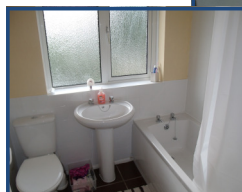
Is a large room downstairs, at the front of the property. The room has a double bed and is fully furnished.

Room 5

Is a medium room downstairs, at the rear of the property with a small double bed.

The room is fully furnished.

All Bedrooms are for single occupancy only.



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Our Photographs are currently being updated so viewing is essential.

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

What next?

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

- You pay £150 as part payment for your first month's rent. Rent will be paid monthly.
- 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 additional fees of 20% pcm 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, minus £150, upon signing an individual agreement and bills addendum.
- 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.