



REGENCY PLACE

Spacious, newly renovated property within walking distance from CCCU & the city centre.

5 Regency Place, Canterbury, CT1 1YS

This 3 storey house has a large sized kitchen with new 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 bathroom and extra w/c adjacent. There is some free parking nearby and permit only spaces on the road. The property is close to various bus stops. Access to the garden is through the large newly renovated communal living room & kitchen or via a back gate. Bikes can be stored in the garden. 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 £78pcm. A £250 security deposit is required (kept with 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.

No "Hidden" Fees,
Homestamp Accredited.

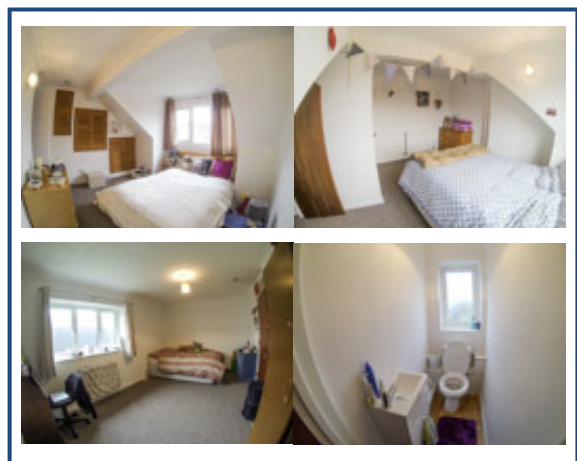
2018-2019 ACADEMIC YEAR

Room 1 (double bed):	£90 p/w	£390 pcm
Room 2 (double bed):	£95 p/w	£412 pcm
Room 3 (double bed):	£88 p/w	£381 pcm
Room 4 (double bed):	£98 p/w	£425 pcm

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

£250 security deposit will be kept with a recognized scheme.

£150 reservation fee to secure room.



Rooms from this property

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

Room 1

Is a large room (10'10" x 10'8") upstairs (2nd floor), at the front of the property . It is newly renovated and furnished with built in storage & clothes rails and a 4'6" double bed.

Room 2

Is a large room (11'4" x 8'0") upstairs (2nd floor), at the back of the property . It is newly renovated and furnished with built in storage & clothes rails and a 4'6" double bed.

Room 3

Is a medium size room (10'0" x 7'7") upstairs (1st floor) at the front of the property. It is newly renovated and furnished with a 4'6" double bed.

Room 4

Is an extra large room (14'8" x 9'10") upstairs (1st floor) at the back of the property. It is newly renovated and furnished with a 4'6" double bed and sofa.

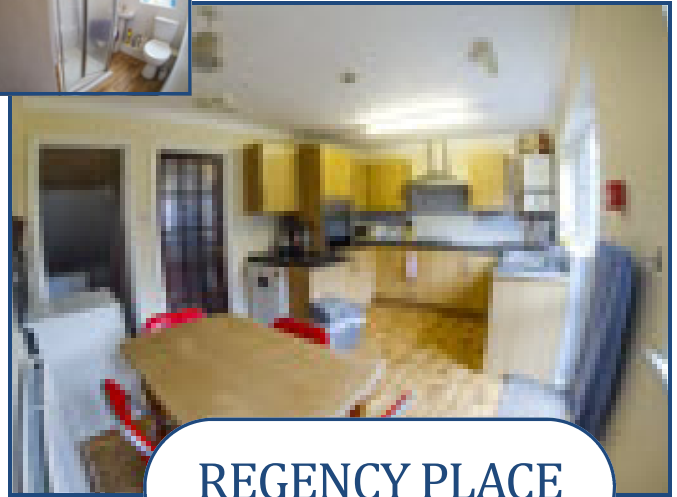
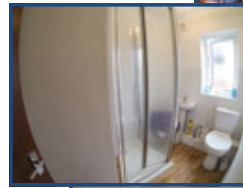
More photographs of this property are available on request.

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 the property (non refundable).
- 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.



REGENCY PLACE

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

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



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.