






Student Lettings & Professional Sharers List 2013/14

- Properties are taken on a first come first served basis.
- The first group to lay their full deposit of £400 each and complete application forms will secure the property.
- Remember your deposit reserves the property for you. If you change your mind before the tenancy starts, you will forfeit your deposit. Please make sure you are certain of your obligation.

This student list is designed to make finding your perfect student house quick and easy:

- Houses are listed by the number of bedrooms
- In rent order starting from the lowest
- Distances from each university are listed
- Colour coded map locations

	Town Houses
	Christchurch Uni – College - UCCA Houses
	UKC Houses

The map is at the back of this list.

Full application forms and all tenancy information is available on our website: [www.iconnproperties.co.uk /students](http://www.iconnproperties.co.uk/students)

If you have any questions regarding any of the properties or the student lettings process then please contact us.

We look forward to meeting you and wish you luck in your house hunting.

iConn Property Management

For viewings please contact the Castle Street office on 01227 765008

STUDENT ACCOMMODATION 2013/14 TERMS & CONDITIONS

1. A standard tenancy will run from 01st July 2013 to 30th June 2014, with the first two months, July & August, payable at half rent with no right of occupation.
2. New applicants will be required to provide a Security Deposit of £400.00 each upon submission of the application form. The property shall remain on the accommodation list until all applicants' deposits have been received. Existing (2012/13) tenants wishing to renew their tenancy for 2013/14 may transfer their Security Deposits to the new tenancy but will be required to pay a new deposit if applying for a different property let by iConn.
3. Each applicant shall provide a Guarantor.
4. An Administration Fee of £100.00 plus vat = (£120.00) for each new applicant is payable as well as £15.00 plus vat = (£18.00) for the TDS deposit protection. Existing tenants (2012/13) have a reduced admin fee of £50.00 plus vat each = (£60.00) and £15.00 plus vat = (£18.00) each for TDS deposit protection.
5. We require the signed Tenancy Agreement, completed standing order form and payment of July & August rent by 1st June 2012. Should payment by one, any or all of the group not be received by this date or should the completed agreement not be received or should one, any or all of the group withdraw, the application will be deemed to have lapsed and the property will be returned to our 2013/14 accommodation list with all monies already paid, including carried forward Deposits (excluding rent), being forfeited.
6. Rent for the period 01 September 2013 – 30 June 2014 is payable monthly in advance by Standing Order on the first day of each month commencing 1st September 2013.
7. All Applicants will be signed into a 'joint and several' fixed term tenancy agreement.
8. Should one, any or all of the group wish to occupy the property during July and/or August, full rent for the property will be payable.

Tenants' possessions are not covered under the landlord's insurance policies and we would recommend that you have your own suitable cover in place; ideally one which includes accidental damage to the Landlords items, as this will help protect your deposit.

MANAGED BY: iConn Property Management.

This property is under the management of iConn Ltd, which means that all maintenance, tenancy and rent issues during the term of your tenancy will be dealt with by iConn Ltd direct.

MANAGED BY: The Landlord.

This property is under the management of the Landlord, which means that once you have moved into the property; all maintenance, tenancy and rent issues during the term of your tenancy will be dealt with by your Landlord direct.

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Two bedrooms

REED AVENUE, CANTERBURY, KENT, CT1 1ET

£900PCM (£450PP)



Two bed **furnished** house with a good size sitting room, kitchen, ground floor bathroom with overhead shower, two double size bedrooms, study room, garden and off road parking for two vehicles.

CC – 1.4 Miles - UKC – 2.5 Miles

Map Location: 9

MANAGED BY: iConn

Three Bedrooms

ST MARTINS ROAD, CANTERBURY, KENT, CT1 1QW

£850PCM (£283.33PP)



MANAGED BY: The Landlord

Three bed **furnished** house. Communal areas include a good sized kitchen with all white goods. There is a furnished sitting room and a main bathroom which provides a bath and overhead shower. Good sized enclosed garden with shed and parking on street.

CC – 0.5 Miles UKC – 3.6 Miles

Map Location: 7

REED AVENUE, CANTERBURY, KENT, CT1 1ET

£900PCM (£300PP)



MANAGED BY: iConn

Three bed **furnished** house with a good size sitting room, kitchen, ground floor bathroom with overhead shower, two double size bedrooms, one single size bedroom, garden and off road parking for two vehicles.

CC – 1.4 Miles - UKC – 2.5 Miles

Map Location: 9

HAMPSHIRE ROAD, CANTERBURY, KENT, CT1 1SJ

£990PCM (£330PP)



MANAGED BY: The Landlord

Three bed **furnished** house with fully fitted kitchen, sitting room, dining room/fourth bedroom, two double sized bedrooms, one single bedroom, shower room. Parking & garden.

CC – 1 mile UKC – 4.1 miles

Map Location: 3

For viewings please contact the Castle Street office on 01227 765008

KEMSING GARDENS, CANTERBURY, KENT, CT2 7RE

£1000PCM (£333.33PP)



MANAGED BY: iConn

Spacious three bed property benefitting from two double bedrooms and one good size single bedroom, a large living area, kitchen with white goods and a bathroom with overhead shower. There is also a large garden and free on street parking. Close to UKC.

CC – 2.5 Miles - UKC – 1.5 Miles

Map Location: 59

OLD PARK AVENUE, CANTERBURY, KENT, CT1 1DN

£1000PCM (£333.33PP)



MANAGED BY: The Landlord

Three bed **furnished** house with sitting room, kitchen with white goods, three double sized bedrooms and one single bedroom, bathroom with overhead shower, downstairs cloakroom with large storage area, garden.

CC - 1.5 Miles - UKC - 2.9 Miles

Map Location: 2

WINCHEAP, CANTERBURY, KENT, CT1 3RS

£1000PCM (£333.33PP)



MANAGED BY: iConn

Three bed **furnished** house with sitting room, dining room, kitchen with all white goods, bathroom with overhead shower, utility area, two double size bedrooms on first floor, one double size bedroom on 2nd floor and good size communal garden with shed. Close to the city centre and bus station. FREE SUMMER RENT!!

CC - 1.5 Miles - UKC - 2.9 Miles

Map Location: 60

LANSDOWN ROAD, CANTERBURY, KENT, CT1 3JP

£1000PCM (£333.33PP)



MANAGED BY: iConn

Three bed **furnished** house with fitted kitchen, sitting room, converted cellar, two double sized bedrooms, one single bedroom, bathroom with overhead shower & garden.

CC – 0.4 Miles UKC – 2.9 Miles

Map Location: 5

For viewings please contact the Castle Street office on 01227 765008

OLD PARK AVENUE, CANTERBURY, KENT, CT1 1DN

£1000PCM (£333.33PP)



MANAGED BY: The Landlord

Three bed furnished house with three double sized bedrooms. 15 minute walk from CCUC and town and all local amenities. Kitchen with white goods, living area, ground floor bedroom, modern bathroom with overhead shower and two further bedrooms. Good sized garden and parking on street which does not require a permit.

CC - 1.5 Miles - UKC - 2.9 Miles

[Map Location: 2](#)

HEATON ROAD, CANTERBURY, KENT, CT1 3PY

£1050PCM (£350PP)



MANAGED BY: iConn

Three bedroom furnished house situated with good size kitchen, spacious sitting room, ground floor double size bedroom, large bathroom with overhead shower, two double size bedrooms on 1st floor. Good size enclosed garden and shed.

CC - 1.3 Miles UKC - 2.4 Miles

[Map Location: 31](#)

STURRY ROAD, CANTERBURY, KENT, CT1 1DA

£1200PCM (£300PP)



MANAGED BY: iConn

Three bed furnished house with fitted kitchen, sitting room, separate dining room, three good sized bedrooms, bathroom with overhead shower, off road parking & garden.

CC - 1.3 Miles UKC - 2.5 Miles

[Map Location: 6](#)

Four Bedrooms

ST MARTINS ROAD, CANTERBURY, KENT, CT1 1QW

£900PCM (£225PP)



MANAGED BY: The Landlord

Four bed **furnished** house. Communal areas include a good sized kitchen with all white goods. There is a furnished sitting room and a main bathroom which provides a bath and overhead shower. Good sized enclosed garden with shed and parking on street.

CC – 0.5 Miles UKC – 3.6 Miles

Map Location: 7

STURRY ROAD, CANTERBURY, KENT, CT1 1DA

£1200PCM (£300PP)



MANAGED BY: iConn

Four bed **furnished** house with fitted kitchen, living / dining area, one double sized bedroom, three single bedrooms, bathroom with overhead shower, off road parking & garden.

CC – 1.3 Miles UKC – 2.5 Miles

Map Location: 6

WINCHEAP, CANTERBURY, KENT CT1 3RS

£1200PCM (£300PP)



MANAGED BY: iConn

Three bed **furnished** house with sitting room, dining room, kitchen with all white goods, bathroom with overhead shower, utility area, two double size bedrooms on first floor, one double size bedroom on 2nd floor and good size communal garden with shed. Close to the city centre and bus station. **FREE SUMMER RENT!!**

CC - 1.5 Miles - UKC - 2.9 Miles

Map Location: 60

OLD PARK AVENUE, CANTERBURY, KENT, CT1 1DN

£1200PCM (£300PP)



MANAGED BY: The Landlord

Four bed **furnished** house with sitting room, kitchen with white goods, four double sized bedrooms, single storage room, bathroom with overhead shower, garden. **FREE SUMMER RENT!!**

CC - 1.5 Miles - UKC - 2.9 Miles

Map Location: 2

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OLD PARK AVENUE, CANTERBURY, KENT, CT1 1DN

£1200PCM (£300PP)



Four bed **furnished** house with sitting room, kitchen with white goods, three double sized bedrooms and one single bedroom, bathroom with overhead shower, downstairs cloakroom with large storage area, garden.

CC - 1.5 Miles - UKC - 2.9 Miles

Map Location: 2

MANAGED BY: The Landlord

QUERNS PLACE, CANTERBURY, KENT, CT1 1PY

£1280PCM (£345PP)



Four bedroom **furnished** student house located close to Christ Church University and local amenities. The property comprises of a sitting room, kitchen with white goods, shower room and garden.

CC- 0.5 Miles UKC - 3.1 Miles

Map Location: 58

MANAGED BY: iConn

HAMPSHIRE ROAD, CANTERBURY, KENT, CT1 1SJ

£1300PCM (£325PP)



Four bed **furnished** house with fully fitted kitchen, sitting room, dining room/fourth bedroom, three double sized bedrooms, one single bedroom, shower room. Parking & garden.

CC - 1 mile UKC - 4.1 miles

Map Location: 3

MANAGED BY: The Landlord

LANSDOWN ROAD, CANTERBURY, KENT, CT1 3JP

£1300PCM (£325PP)



Four bed **furnished** house with fitted kitchen, sitting room, converted cellar, two double sized bedrooms, two single bedrooms, bathroom with overhead shower & garden.

CC - 0.4 Miles UKC - 2.9 Miles

Map Location: 5

MANAGED BY: iConn

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HEATON ROAD, CANTERBURY, KENT, CT1 3PY

£1350PCM (£337.50PP)



MANAGED BY: iConn

Four bedroom **furnished** house situated with good size kitchen, spacious sitting room, ground floor double size bedroom, large bathroom with overhead shower, two double size bedrooms on 1st floor along with a single size bedroom. Good size enclosed garden and shed.

CC - 1.3 Miles UKC – 2.4 Miles

Map Location: 31

RHODAS CLOSE, CANTERBURY, KENT, CT1 2RE

£1370PCM (£342.50PP)



MANAGED BY: iConn

Four bed **furnished** house within walking distance to the East Train Station and City Centre, comprises of sitting room, kitchen with white goods, bathroom with overhead shower, good sized garden.

CC – 0.7 Miles UKC – 2.6 Miles

Map Location: 57

STURRY ROAD, CANTERBURY, KENT, CT2 7TE

£1400PCM (£350PP)



MANAGED BY: iConn

Four bed **furnished** house with fitted kitchen, utility room, sitting room, three double sized bedrooms, one single bedroom, downstairs bathroom with overhead shower, & large garden.

INCLUDES FREE USE OF EITHER PLAYSTATION 3, XBOX OR NINTENDO Wii – YOU CHOOSE!!

CC – 1.7 Miles UKC – 3 Miles

Map Location: 6

Five Bedrooms

STURRY ROAD, CANTERBURY, KENT, CT2 7TE

£1700PCM (£340PP)



MANAGED BY: iConn

Five bed **furnished** house with fitted kitchen, utility room, sitting room, three double sized bedrooms, two single bedrooms, downstairs bathroom with overhead shower, & large garden. INCLUDES FREE USE OF EITHER PLAYSTATION 3, XBOX OR NINTENDO Wii – YOU CHOOSE!!

CC – 1.7 Miles UKC – 3 Miles

[Map Location: 6](#)

Map Locations:

1	Church street	31	Heaton Road
2	Old Park Avenue	32	Longacre Close
3	Hampshire Road	33	Kirbys Lane
4	Havelock Street	34	Lancaster Road
5	Lansdown Road	35	Plumpton Walk
6	Sturry Road	36	Mill Lane
7	St Martins Road	37	Nursery Walk
8	Old Park Court	38	Squire Avenue
9	Reed Avenue	39	Pretoria Road
10	Black Griffin Lane	40	Forrester Close
11	Edward Road	41	Hillview Road
12	Holters Mill	42	St Michaels Place
13	Roper Road	43	St Stephens Court
14	The Flat, Oaten Hill	44	St Michaels Road
15	Cross Street	45	St Stephens Close
16	Hallett Walk	46	New Ruttington Lane
17	Pound Lane	47	Gordon Road
18	St Dunstans Street	48	Glen Iris Avenue
19	Mead Way	49	Whitstable Road
20	Castle Street	50	Wincheap Road
21	White Hall Road	51	The Old Slaughter House
22	St Peters Grove	52	York Road
23	St Peters Lane	53	Willoughby Court
24	Beaconsfield Road	54	Petchel Mews
25	Old Dover Road	55	Uplands
26	Bramshaw Road	56	Hillview Road
27	Tudor Road	57	Rhodaus Close
28	Claremont Place	58	Querns Place
29	Martyrs Field Road	59	Hales Place
30	Utopia	60	Wincheap

	Town Houses
	Christchurch Uni / KIAD Houses
	UKC Houses

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