# Kirbys Lane, Canterbury, CT2 8AG £1,300 Per Month





## **Kirbys Lane**

## Canterbury CT2 8AG

STUDENT ACCOMMODATION 2025-26 (Available for next academic year 1st July 2025 - 30th June 2026.) This student property is located close to the Westgate Towers and would suit students going to either Christ Church or UKC. On entry you will find a double bedroom with feature fireplace,kitchen with separate utility area. Upstairs is the sitting room a further double bedroom and large shower room. No parking or garden is provided with the property. Available furnished. Currently standard broadband is available.

All viewings are strictly by appointment only.

#### Council tax band: C

Property available from 1st July 2025 a 12 month tenancy. Rent per month £1300 - EXCLUSIVE of Gas, Electricity and Water Charges Deposit £1500 Please refer to the fee`s tab on our website (www.sallyhatcher.co.uk) for all

information on fee's and deposit





















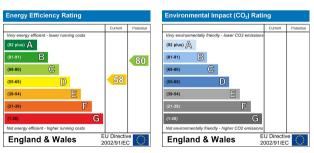
#### **Floor Plan**

## Living Room 2.418x 1.704= Bedroom 2 Bedroom 1 4.121m2 3.535x 3.021x 3.532= 3.023= 10.669m2 10.682m2 Shower Room 2.879x 1.977= 5.681m2 Kitchen Utility Room 2.872x 2.685x 2.414= 1.570= 6.931m2 4.215m2

#### AVP Whitstable Rd Severley Rd oine 82248 eat Ston Rober The Canterbury West London Rd New 20 THE KING'S Westgate Towers Museum & Viewpoint MILE Rheims Way Westgate Gardens Canterbury G Canterbury Cathedral Toddler's Cove O Playground Google Map data ©2025

# **Energy Efficiency Graph**

Area Map



# Viewing

#### Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 9, CMA Industrial Park Howfield Lane, Chartham Hatch, Canterbury, Kent, CT4 7LZ t. 01227 733888 | e. Info@sallyhatcher.co.uk | w. https://www.sallyhatcher.co.uk