



## FLAT 3, EDENBRIDGE HOUSE ST. MARTINS PLACE CANTERBURY, CT1 1QF

**£400 PER MONTH**

Available with Zero Deposit. Student Property Available for 2025-2026

This property is being refurbished for 2025-2026 tenancy. This four DOUBLE bed house is in a great location, just a couple of minutes walk from Canterbury Christ Church campus! A good sized lounge is the perfect relaxation room to escape Uni stress with comfy sofas and a large TV.

This spacious, modern fitted kitchen has a good amount of wall and base units for four students. The fresh bathroom comprises a white suite shower over bath, hand basin and W.C.

Holding Deposit: £92.00 per person  
Security Deposit: £461.00 per person  
EPC Rating: D

**EF LETTINGS**  
Residential & Student

# Edenbridge House St Martins Place Canterbury CT1 1QF



Measurements are approximate. Not to scale. Illustrative purpose only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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