



## 84 ST. STEPHENS ROAD CANTERBURY, CT2 7JF

**£425 PER MONTH**

STUDENT PROPERTY AVAILABLE 2025-2026!

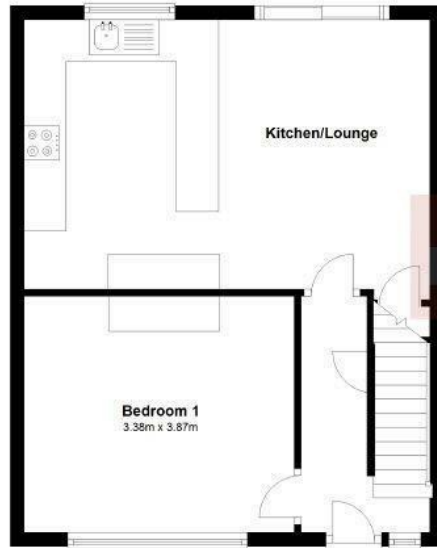
This fabulous student house is perfect for a group of four. The spacious lounge lets in a great amount of light due to having patio doors looking out on to the private rear garden. The lounge comes with a television and two sofas. The good sized kitchen has a good range of wooden wall and base units. This property benefits from four good sized bedrooms - three being double bedrooms and one single bedroom. All bedrooms come with a double bed, desk area and storage. You also get the added bonus of having a separate bathroom and W.C. Enjoy the private rear garden in the warmer summer months.

Holding Deposit: £98.00 per person  
Security Deposit: £490.00 per person  
EPC Rating: C

**EF LETTINGS**  
Residential & Student

St Stephens Road Canterbury CT2 7JF

### Ground Floor



### First Floor



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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