



## RM 2, 5 EDENBRIDGE HOUSE ST. MARTINS PLACE CANTERBURY, CT1 1QF

**£425 PER MONTH**

Room Available for 2025-2026!!

As you enter the property you enter the hallway leading up to the first floor and the first bedroom and an open plan living area/kitchen creates a spacious and airy space which is perfect for entertaining friends. The modern kitchen is fitted with white high gloss wall and base units including a Washer/Dryer, Cooker and Oven and the living area comes with comfy sofas and a television.

To the second floor are 3 further double bedrooms. Room 2 is next to the bathroom and is equipped with a double bed, desk, chair and built in wardrobe.

The spacious bathroom comes with a shower cubicle and a separate bath, hand basin and W.C.

Call us now to arrange a viewing!

**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) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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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