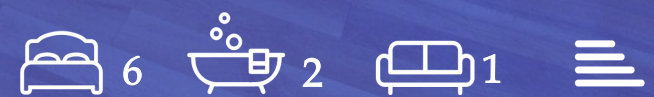




43 Wincheap  
Canterbury Kent CT1 3RX  
£2,500 PCM



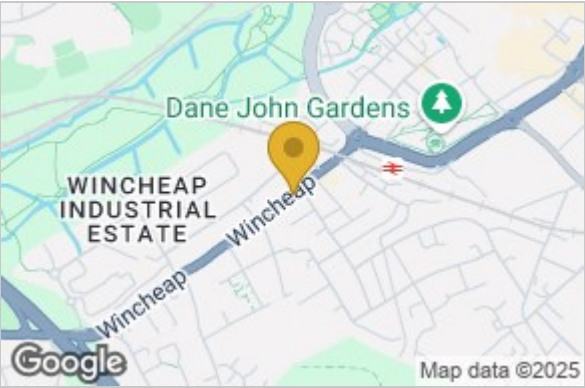


# 43 Wincheap, Canterbury, Kent, CT1 3RX

- STUDENT ACCOMODATION IN 2025- 2026
- LUXURY SIX DOUBLE BEDROOM STUDENT HOUSE
  - OPEN PLAN LOUNGE/KITCHEN/DINER
  - TWO BATHROOMS PLUS DOWNSTAIRS WC
  - TWO ADDITIONAL STUDY AREAS
  - MINUTES FROM CCU LIBRARY , CITY CENTRE AND BUS STOP TO UKC
  - Managed by Regal Lettings
  - Full Rent over summer
  - Bill packages are available through a third party company. Please contact us direct for a quote.
  - Broadband is included within the tenancy agreement which is hardwired into the property, tenants are not permitted to install any other form of internet service.
  - Students require an England based guarantor or to pay in advance. Housing hand will be accepted too.



## Area Map



## Floor Plan



## Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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.