



12a Forty Acres Road  
Canterbury Kent CT2 7HJ  
£950 PCM





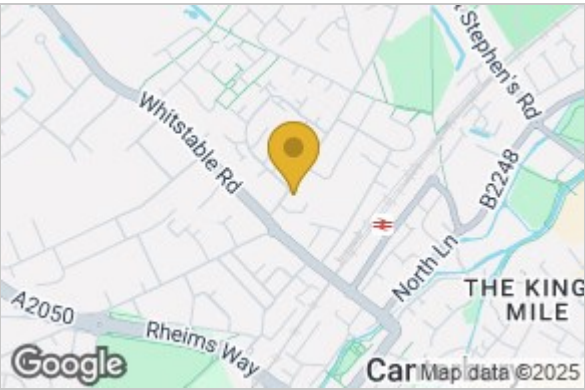
## 12a Forty Acres Road, Canterbury, Kent, CT2 7HJ

This completely refurbished and well designed ground floor apartment is located near the popular area of St Dunstons which is within close proximity to Canterbury City Centre and a short distance to Kent University. The property offers not your usual studio layout as it has a seperate bedroom, a seperate kitchen/living room and shower room with its own entrance to the rear. There is a large rear garden which is available with shared use of the upstairs apartment.

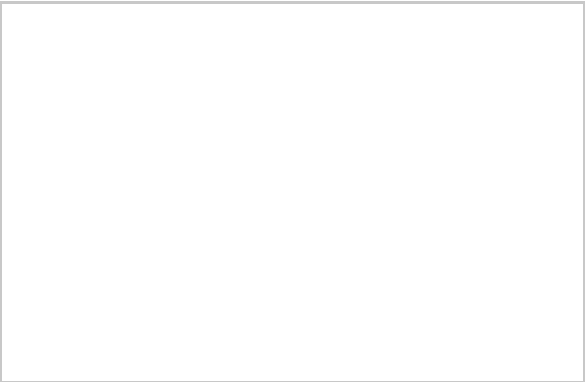
Note: Furnished. 12 Months minimum. Parking to the front, but there is no dropped kerb. Council Tax Band A.



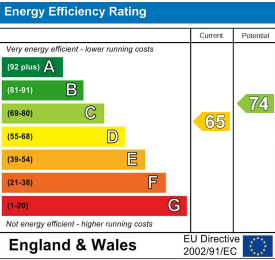
## Area Map



## Floor Plan



## Energy Efficiency Graph



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.