

## Room 4, 48 Whitstable Road, Canterbury, CT2 8DJ

£850 PCM

- 1 BEDROOMS
- STUDENT STUDIO
- BILLS INCLUDED
- WIFI ENABLED
- NO PETS ALLOWED
- FURNISHED PROPERTY
- NO PARKING AVAILABLE
- 1 BATHROOMS
- LARGE GARDEN

# 48 Whitstable Road, Canterbury CT2 8DJ

Your Private Bijou Studio in a Characterful Conversion (Shared Kitchen/Washer, Lawn Garden, Bills Included!)\*\*

Calling All Students and Professionals!

Imagine a stylish and comfortable living space steeped in history, mere steps from the University of Kent (UKC)! Look no further than this unique opportunity! This property offers a private studio apartment within a charming converted period building, blending modern convenience with historic character.

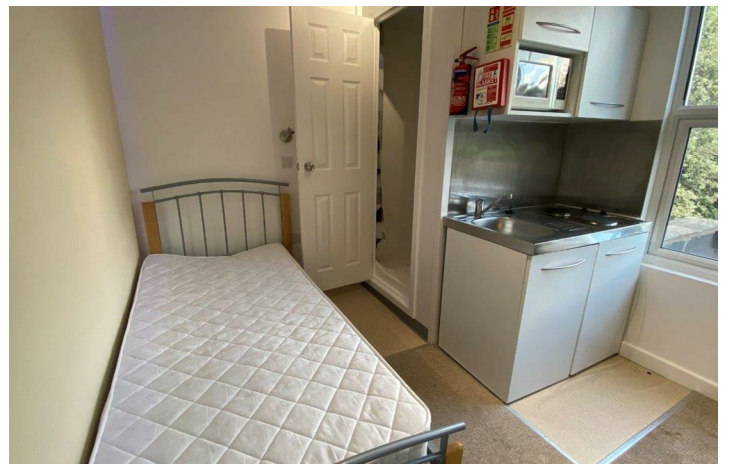
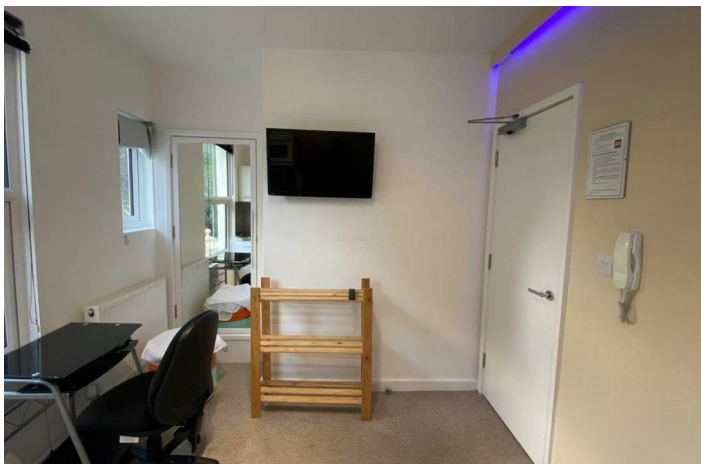
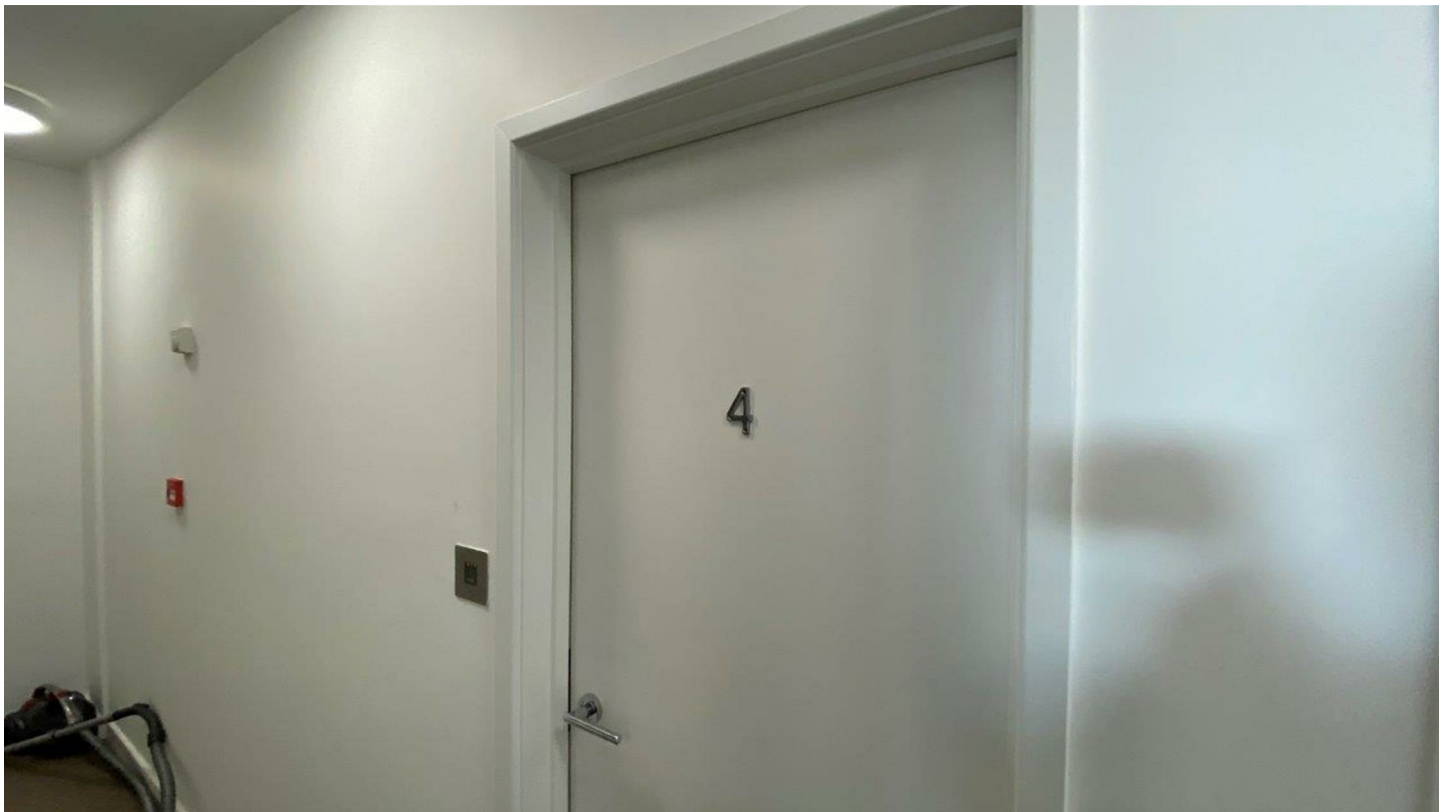
Your Self-Contained Studio Escape:

This listing offers one of just six private studio apartments, perfect for independent living in a friendly communal setting. Inside your bijou haven, you'll find everything you need to feel comfortable and prepared:

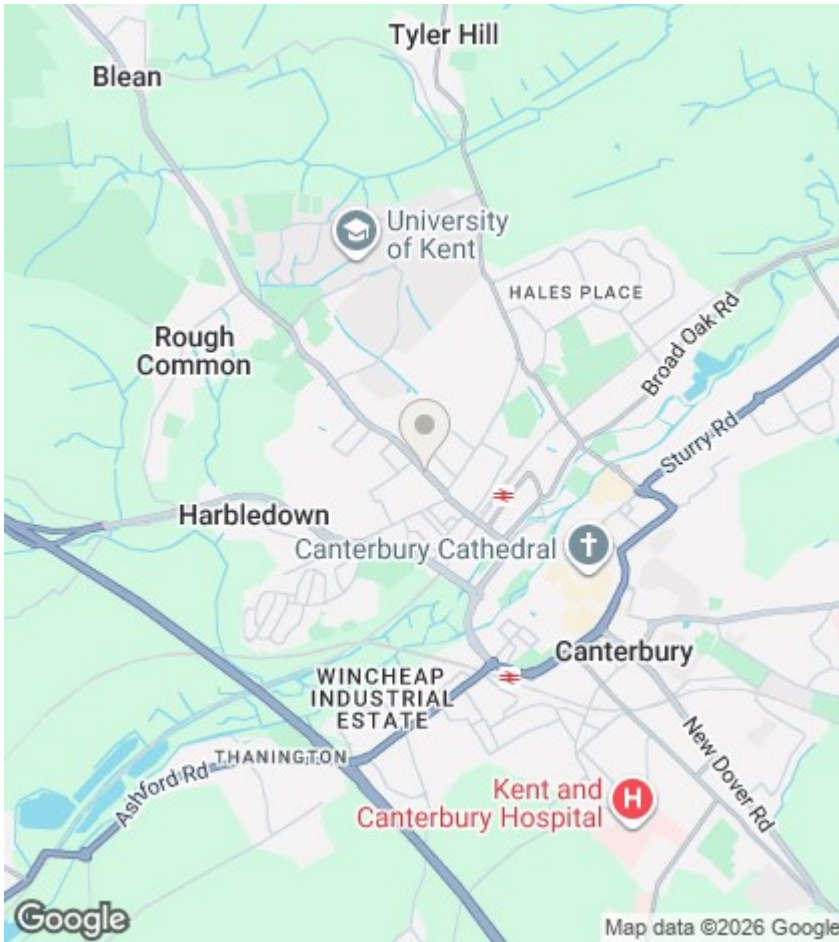
Modern Comfort: Relax and unwind in a stylish space featuring a comfortable double bed, a dedicated study area with a desk, and even a flat screen TV for entertainment.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 01227 788088 to make an appointment.

## EPC Rating:

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	

