



## 279 Sturry Road, Canterbury, Kent, CT1 1DS

£1,120 PCM

- STUDENT FLAT
- CENTRAL HEATING
- 2 BEDROOMS
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE
- FURNISHED PROPERTY
- BILLS PACKAGE AVAILABLE
- DOUBLE BEDS
- 1 BATHROOMS
- NO GARDEN



# 279 Sturry Road, Kent CT1 1DS

If you are looking for a property where you aren't sacrificing bedroom space for location this is the perfect match.

This two-bedroom maisonette is designed for comfortable student living, with a focus on generous room sizes and a practical layout. Both bedrooms are large doubles, providing ample space for sleeping, storage, and a dedicated study area.

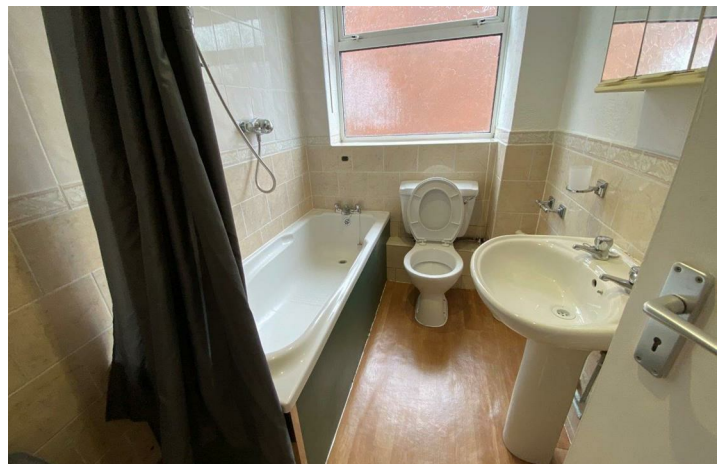
The property features a separate, light-filled lounge perfect for socialising, and a kitchen fully equipped with a cooker, hob, microwave, and washing machine. The bathroom is a clean, functional three-piece suite with a shower over the bath.

The Location (CT1) Situated on Sturry Road, you are in the heart of one of Canterbury's most convenient student hubs:

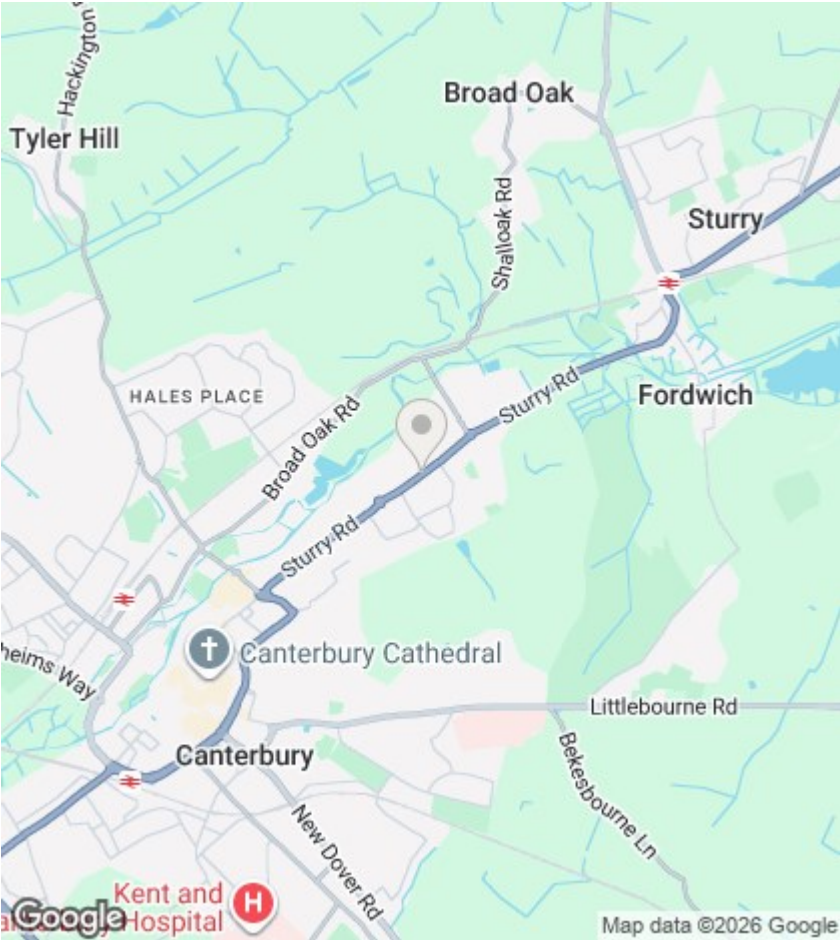
Education: A flat 12–15 minute walk to Canterbury Christ Church University (CCCU). Excellent bus links to the University of Kent (UKC) are available right outside.



Council Tax Band: B







Directions

Viewings

Viewings by arrangement only. Call 01227788088 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	