



**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:

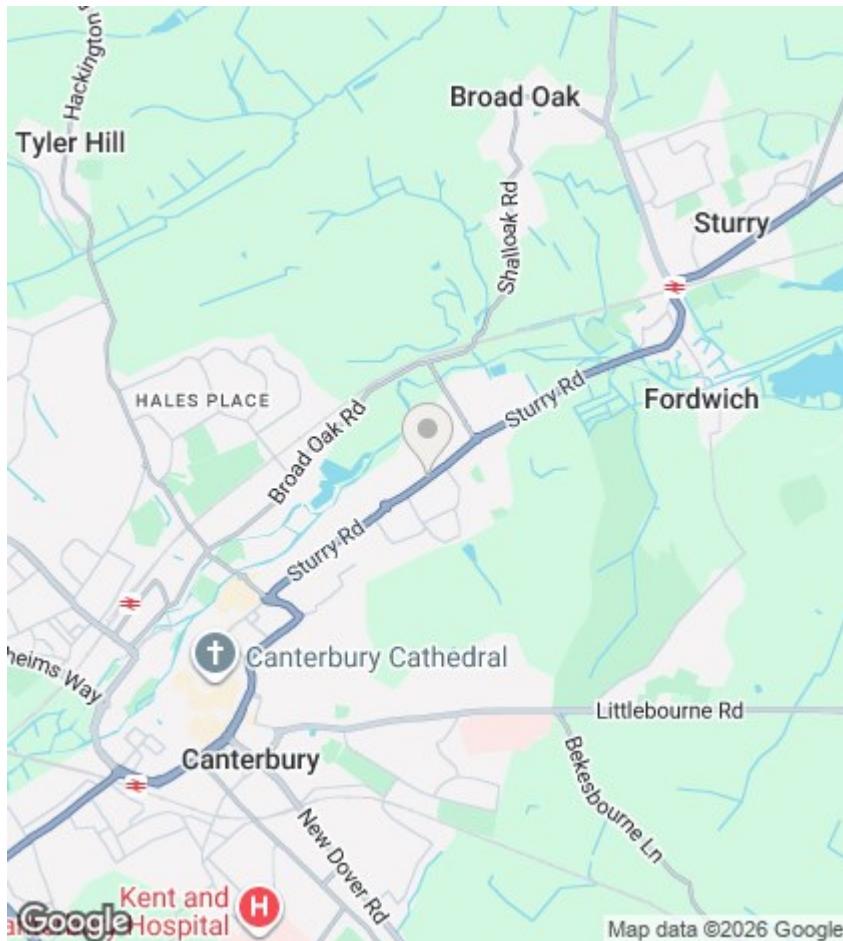
Education: A flat 12–15 minute walk to Canterbury Christ Church University (CCCU). Excellent bus links to the University of Kent (UKC) are available right outside.



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                                   |                         |           |
| (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 |           |