



## 2 Dymchurch House, St Martins Place, Canterbury, Kent, CT1 1QE

£1,200 PCM

- STUDENT HOUSE
- 3 BEDROOMS
- CENTRAL HEATING
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE
- BILLS PACKAGE AVAILABLE
- NO PETS ALLOWED
- DOUBLE BEDS
- 1 BATHROOMS
- NO GARDEN



# 2 Dymchurch House, Canterbury CT1 1QE

3- Bedroom Student Maisonette | Prime Canterbury Location  
BILLS PACKAGE AVAILABLE\*

Calling all students! This spacious and light-filled maisonette offers the perfect blend of comfort and convenience. Situated in a prime spot for the upcoming academic year, it is ideal for those looking to "Live Large" in a central Canterbury sanctuary.

## Prime Location & Convenience

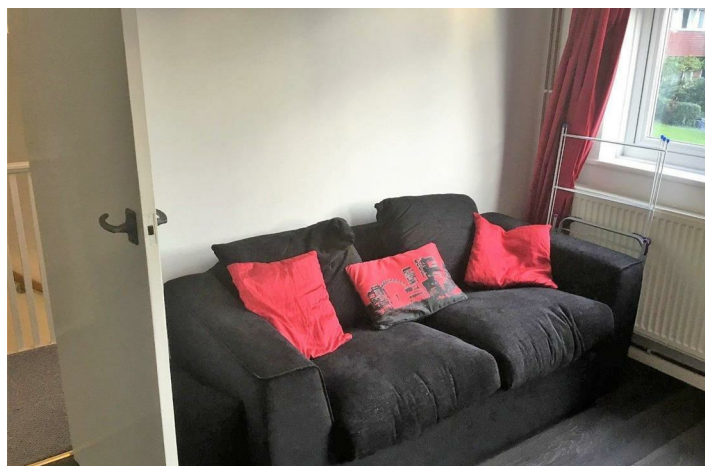
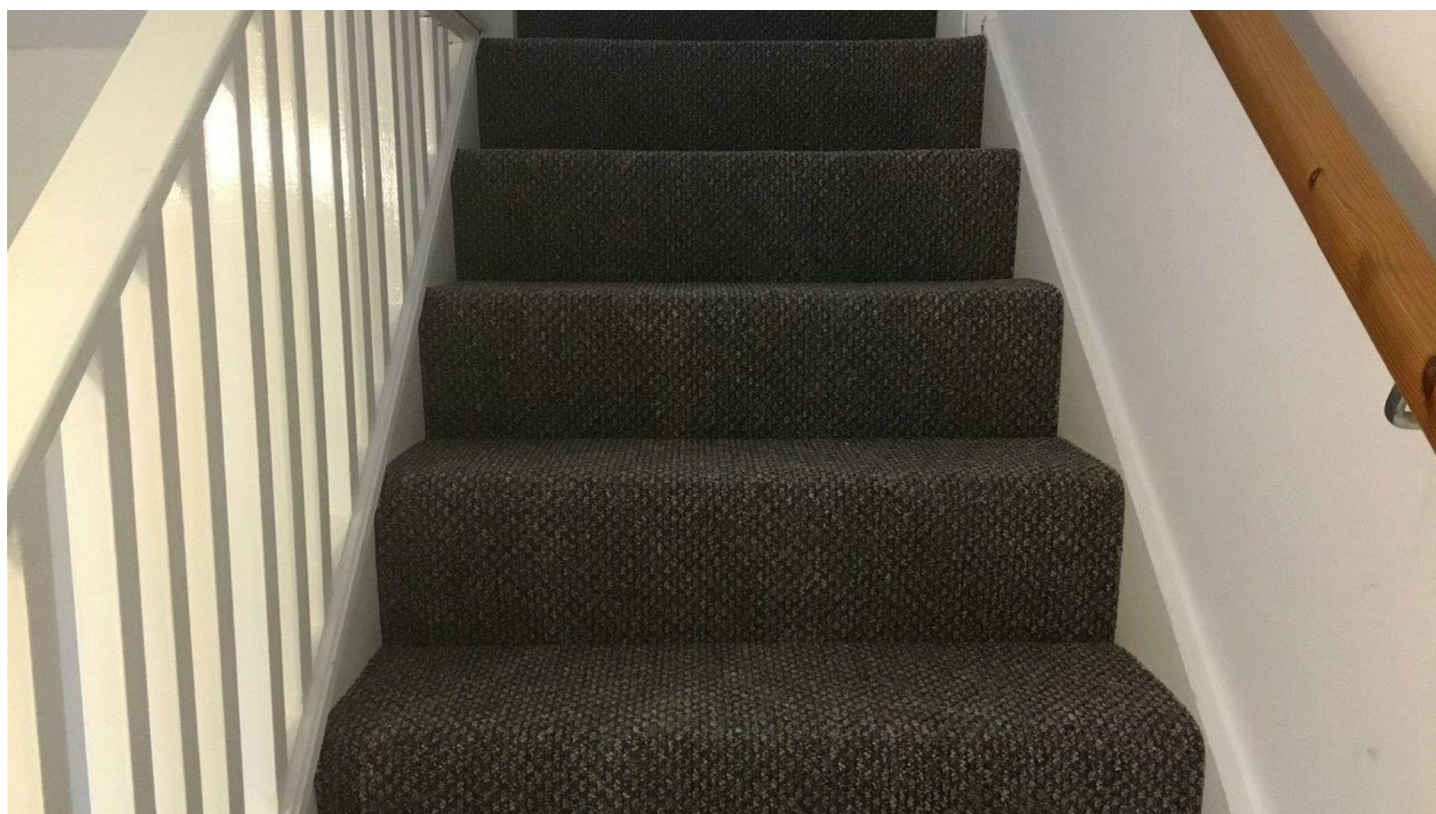
Short Walk: Ideally located for Canterbury Christ Church University (CCCU).

City Access: Less than 10 minutes from the vibrant city centre and historic landmarks.

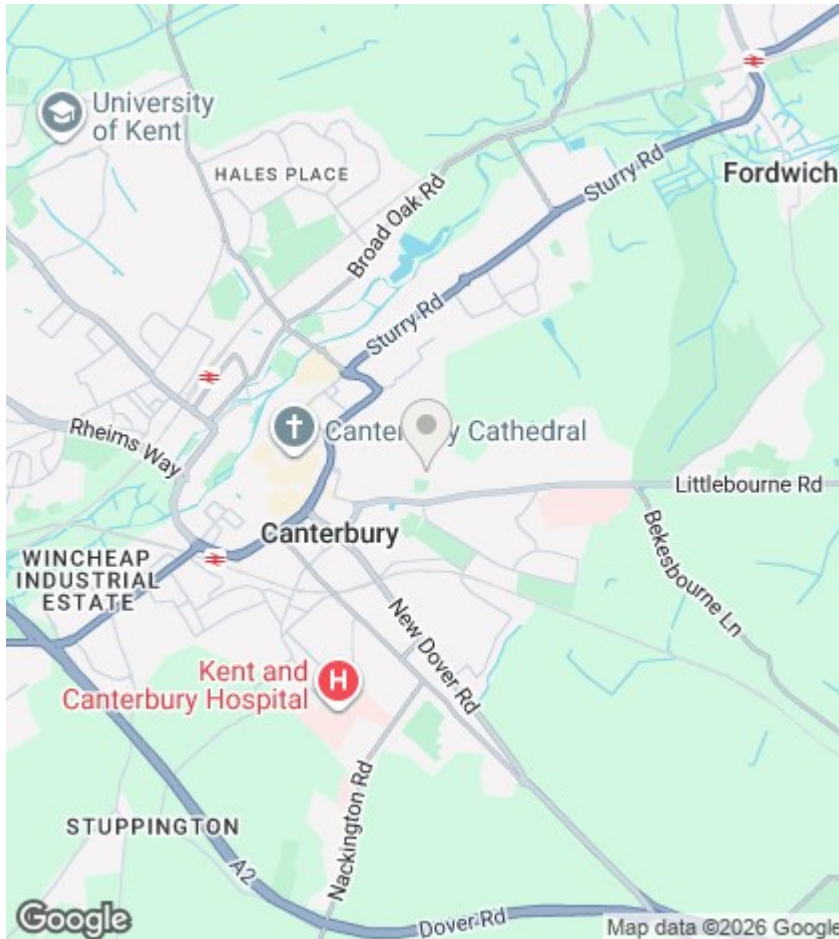
Transport: Excellent links to the University of Kent and local train stations.



Council Tax Band: B







## Directions

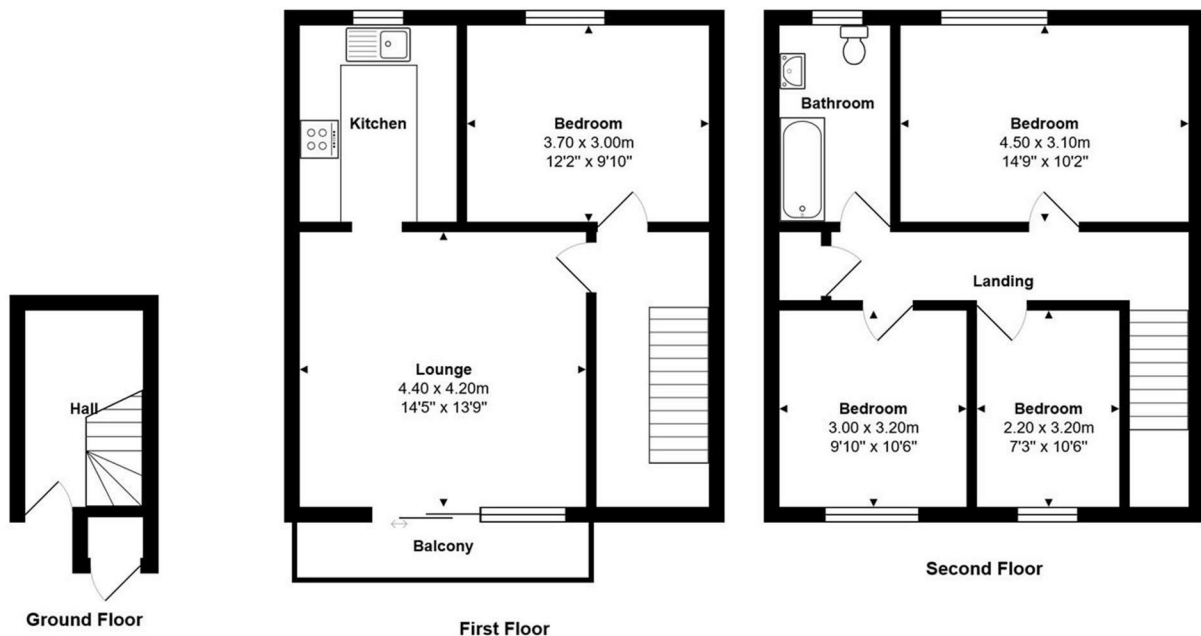
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(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	



Total Area: 98.2 m² ... 1057 ft² (excluding balcony)

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only.