

## 50 Lansdown Road, Ground Floor Flat, Canterbury, Kent, CT1 3JP

£1,605 Per Month

- STUDENT HOUSE
- CLOSE TO CHRIST CHURCH & CITY CENTRE
- DOUBLE BEDS
- PARKING PERMIT REQUIRED
- OPEN PLAN LOUNGE AND KITCHEN
- BILLS INCLUDED
- 3 DOUBLE BEDROOMS
- 3 EN-SUITE BATHROOMS
- COURTYARD GARDEN
- DOUBLE GLAZING THROUGHOUT

# 50 Lansdown Road, Canterbury CT1 3JP

3 DOUBLE EN-SUITED BEDROOMS - BILLS INCLUDED OPTION AVAILABLE - £535.00 PPPCM

Nestled on Lansdown Road in the historic city of Canterbury, this splendid house of multiple occupancy is an ideal choice for students seeking comfort and convenience. With four generously sized double bedrooms, this property offers ample space for relaxation and study, making it the perfect home away from home.

The heart of the house features a stylish open-plan lounge, diner, and kitchen, creating a welcoming atmosphere for socialising with friends or unwinding after a busy day. The contemporary design ensures that you can enjoy both comfort and functionality in your living space.

With 3 en-suite bathrooms, you will appreciate the convenience of never having to queue for a shower, allowing for a smoother morning routine. Each bedroom is furnished with a cozy double bed, ensuring a restful night's sleep, essential for maintaining focus during your studies.

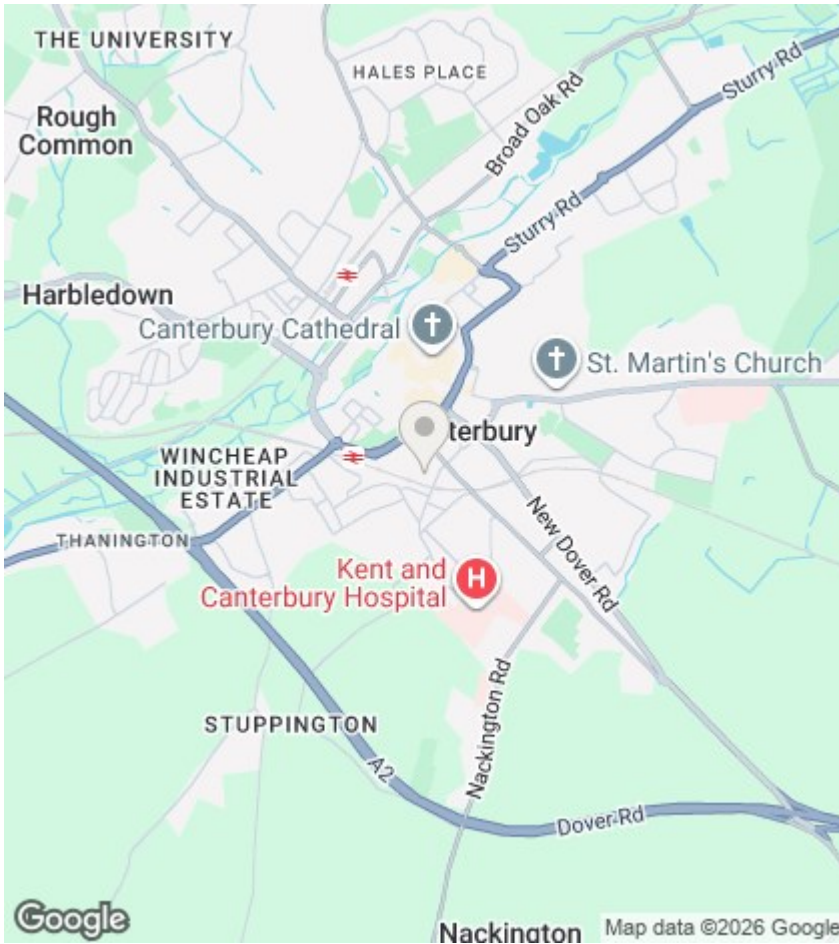
Located just a short distance from the city centre, Canterbury Christ Church University, and the library, this property is perfectly positioned for easy access to all the amenities and resources you may need. The



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 01227 788088 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>	79	79
(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	