



## 4 Kiln Court, 271 Sturry Road, Canterbury, Kent, CT1 1DS

£900 Per Month

- STUDIO
- FURNISHED PROPERTY
- DOUBLE BEDS
- 1 BATHROOMS
- COURTYARD GARDEN
- COUPLES WELCOME
- 1 BEDROOMS
- 1 RECEPTION ROOMS
- ON STREET PARKING AVAILABLE
- MODERN KITCHEN WITH APPLIANCES

# 4 Kiln Court, Canterbury CT1 1DS

SUITABLE FOR PROFESSIONALS OR STUDENTS - COUPLES WELCOME

Welcome to Kiln Court, a delightful studio apartment located close to the historic city of Canterbury. This modern property is perfect for professionals and students alike, with couples also warmly welcomed.

Upon entering, you will find a well-furnished living space that boasts a spacious layout, seamlessly integrating a comfortable double bedroom area with an en-suite bathroom. The studio is designed with modern living in mind, featuring a fully fitted kitchen equipped with essential appliances, including an oven and hob, microwave, and a washer/dryer for your convenience. Ample storage is available under the bed, and a dedicated desk and shelving provide an ideal workspace for studying or professional tasks.

The communal courtyard offers a lovely outdoor space to relax and enjoy the sunshine, while the secure gated entrance and bicycle rack add to the appeal of this well-maintained development.

Situated just off the main Sturry Road, Kiln Court benefits from excellent transport links, with the main bus route into the city centre right on your doorstep. Additionally, you will find supermarkets within a short walking distance, making daily errands a breeze.

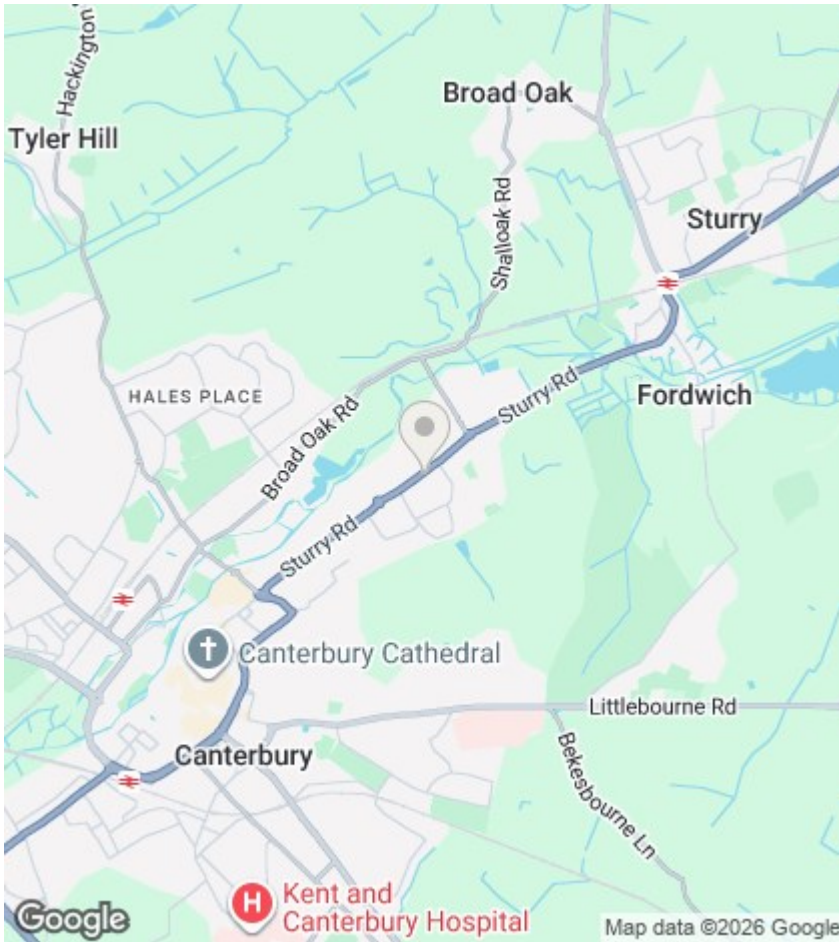
This studio apartment falls under council tax band A, ensuring affordability in your living expenses. Don't miss the opportunity to make this stylish and convenient studio your new home in Canterbury.



Council Tax Band: A







### Directions

### Viewings

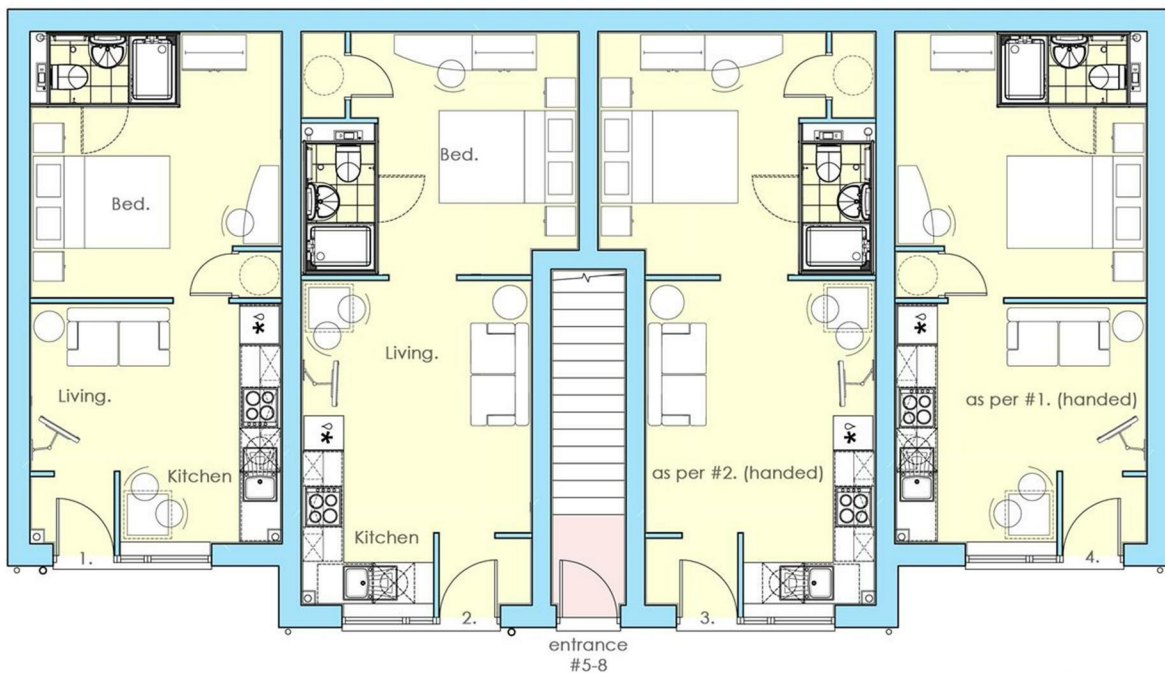
Viewings by arrangement only. Call 01227 788088 to make an appointment.

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>89</b>	<b>89</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	

Ground Floor Plan (nts)  
1&2 - 3&4 (handed)



Land r/o 273 to 279 Sturry Road

