



**8 Griffin, Westgate One, St Peters Street, Canterbury, CT1 2WS**

**£1,145 PCM**

- STUDENT STUDIO
- WIFI ENABLED
- CLOSE TO CITY CENTRE
- FURNISHED PROPERTY
- COURTYARD GARDEN
- 1 BEDROOMS
- COMPULSORY BILLS PACKAGE
- ENSUITE BATHROOM/S
- DOUBLE BEDS
- NO PETS ALLOWED

# 8 Griffin, St Peters Street CT1 2WS

STUDIO APARTMENT - AVAILABLE NOW - £920.00 PCM + compulsory bills package of £220.00 pcm

ALL STUDIOS HAVE PRIVATE BATHROOMS AND KITCHENS

Caxtons are proud to present Canterbury's newest, contemporary student studio apartments. Singles or Couples welcome. Westgate One, a brand new development of stylish, self-contained apartments situated right in the heart of Canterbury's vibrant commercial and leisure district next to the famous Westgate towers, the historic Gateway to the City. Built around a beautifully designed communal courtyard garden, each living space has been finished to an impeccable standard. These furnished studio apartments are ideal for quiet study, and yet still close to all of the action, where you will find The Curzon cinema, The Cuban nightclub and Westgate Gardens. A communal laundry area with industrial scale machines and driers will make short work of the weekly wash. Being just a few minutes' walk from the Canterbury West train station and the bus stop for the 'UNI1' bus, these apartments are in an amazing location, so will let fast! Don't miss out on the opportunity to secure one of these stunning homes. Fast fibre broadband.

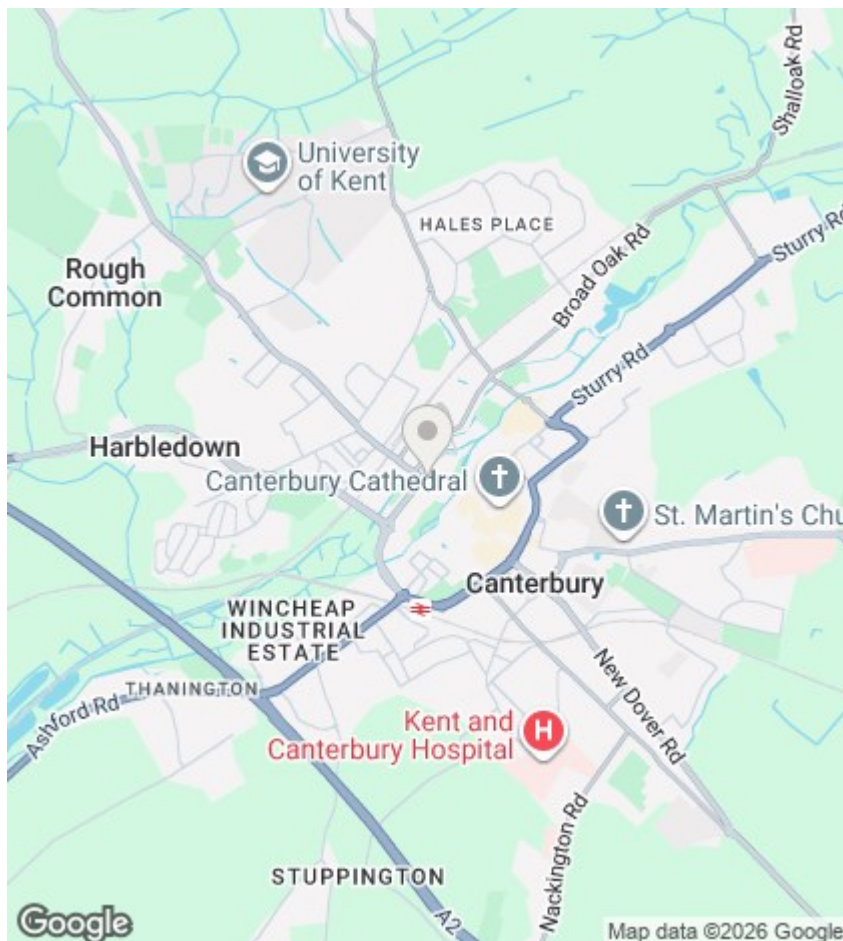
Council Tax band is A.



Council Tax Band: A







## Directions

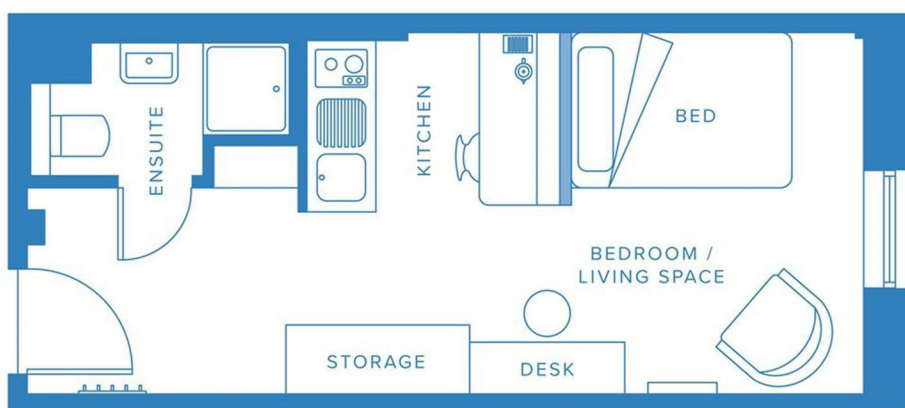
## Viewings

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>                            | 82                      | 82        |
| (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 |           |



**WESTGATE**  
**ONE**  
**STYLE A**

Available in Club, Premium and Premium Plus