



**8 St Alphege Lane, Canterbury, Kent, CT1 2EB**

**£2,400 PCM**

- STUDENT HOUSE
- 6 BEDROOMS
- DOUBLE BEDS
- NO PARKING AVAILABLE
- REDUCED SUMMER RENT
- NO PETS ALLOWED
- 1 RECEPTION ROOMS
- 2 BATHROOMS
- COURTYARD GARDEN

# 8 St Alphege Lane, Kent CT1 2EB

STUDENT PROPERTY 2026 / 2027 - BILLS INCLUSIVE PRICE AT £113.08 PER PERSON PER WEEK! \*

CENTRAL LOCATION - DOUBLE BEDS - 2 BATHROOMS - LARGE LIVING AREA

This quaint period house has a contemporary feel yet retains many character features. The house includes a fully fitted kitchen to accommodate a large household with ample cupboard space and white goods, as well as a breakfast bar. There is a comfortable lounge area with tv, 2 shower rooms with 2 separate wc's. The good sized bedrooms all have double beds and desks. Outside there is a private courtyard to the front. The city centre is within walking distance, and the house is ideally located for the universities being a short distance from CCCU and UCA campuses, and close to the bus routes for UKC. Check out the video tour now.

\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

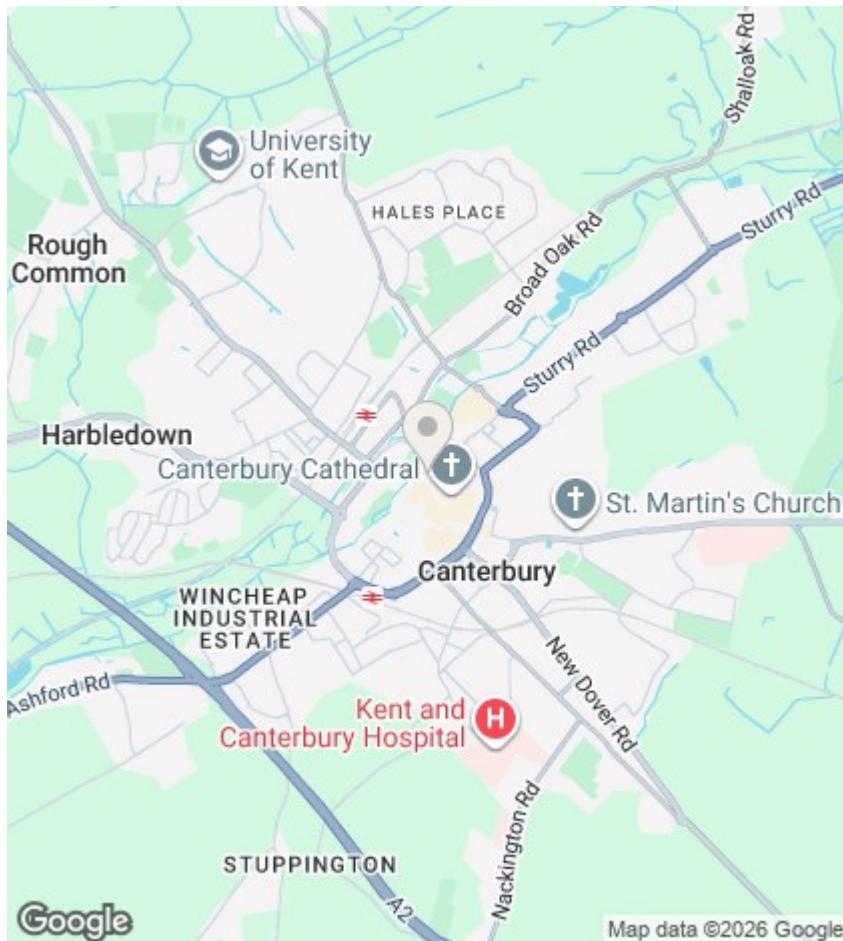
Council Tax band is C.



Council Tax Band: C







## Directions

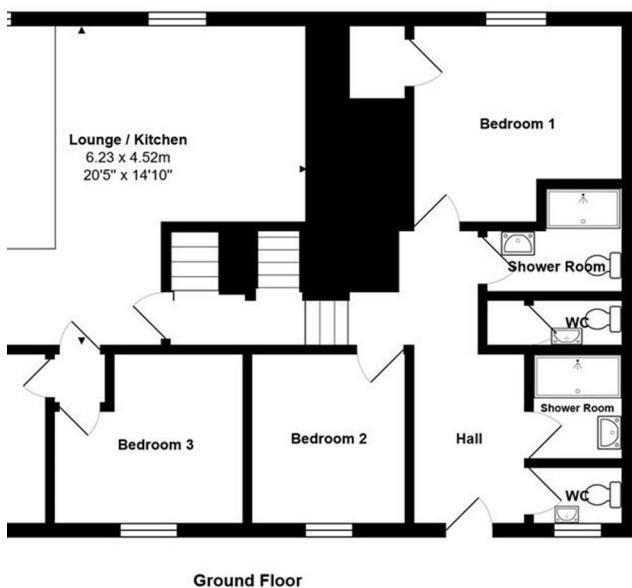
## Viewings

Viewings by arrangement only. Call 01227788088 to make an appointment.

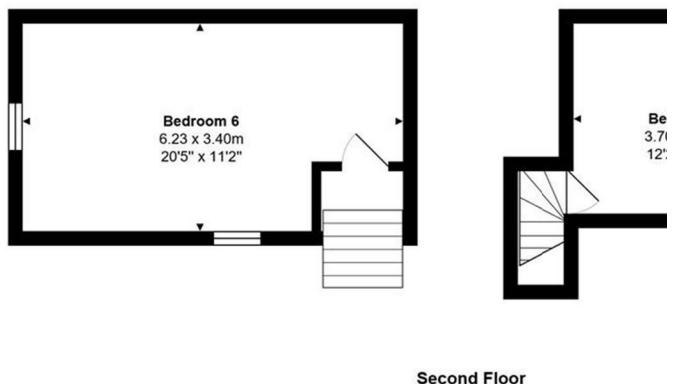
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	87
(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



Total Area: 134.2 m<sup>2</sup> ... 1444 ft<sup>2</sup>



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 .