



The Bothy St Stephens Hill, Canterbury, Kent, CT2 7AT

£1,155 PCM

- STUDENT STUDIO
- WIFI ENABLED
- 1 BEDROOMS
- FURNISHED PROPERTY
- NO PARKING AVAILABLE
- BILLS INCLUDED
- CLOSE TO UNIVERSITY OF KENT
- DOUBLE BEDS
- 1 BATHROOMS
- PATIO GARDEN

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STUDENT PROPERTY 2025/2026 - BILLS INCLUSIVE!

Your Bijou Bothy Escape: Perfect for One or Two near Uni (Open Garden, WiFi & Bills Included! Cozy Living Space!)**
Calling All Singles, Couples, and Nature Lovers!

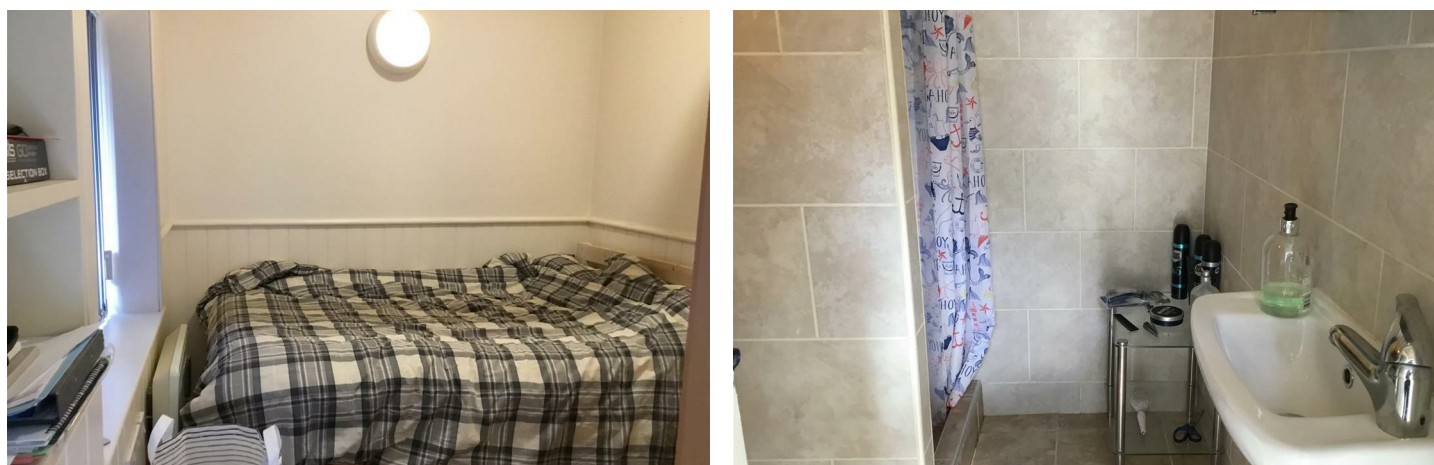
Seeking an unforgettable experience in a unique setting, or a tranquil retreat for one or two with a touch of the outdoors? Look no further than this charming converted dwelling, meticulously transformed to resemble a traditional bothy, in the delightful St Stephens area of Canterbury! This bijou property offers the perfect blend of:

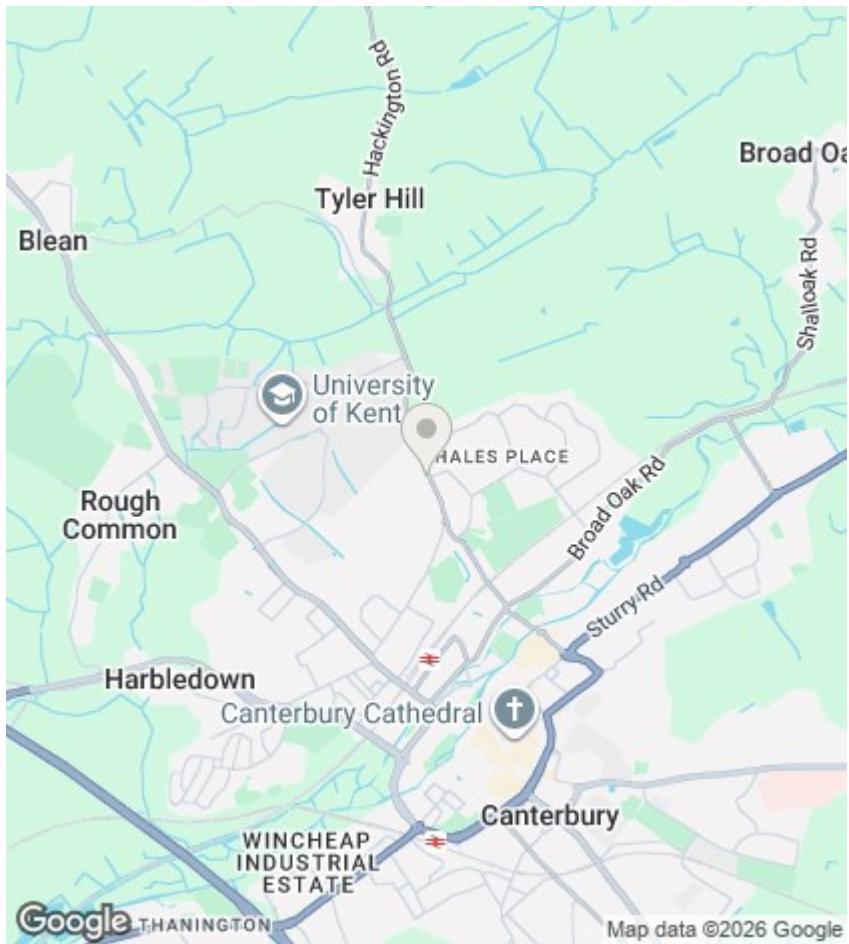
Open Garden Escape: Unwind in your own open garden, a delightful spot to soak up the fresh air, enjoy a cup of coffee, or simply relax with a good book. Immerse yourself in the sights and sounds of nature, offering a chance to breathe easy and reconnect with the outdoors.

University of Kent at Your Doorstep: Ditch the long walks! The University of Kent (UKC) is just a short stroll away, allowing you to seamlessly transition between academic life and peaceful living.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

APPROX. 21.0 SQ. METRES (226.3 SQ. FEET)

