



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

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

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

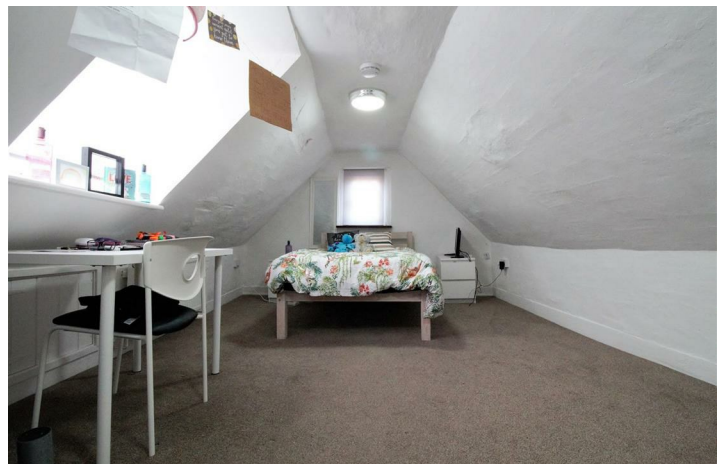
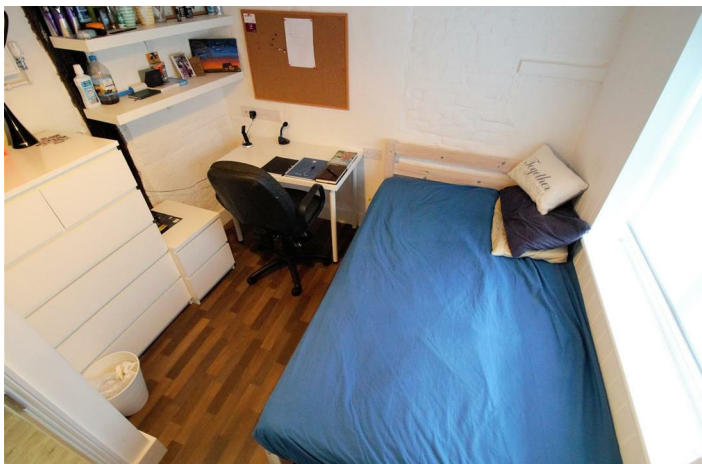
This quaint period house has a contemporary feel yet retains many character features. The house includes a fully fitted kitchen to accommodate a large household with ample cupboard space and white goods, as well as a breakfast bar. There is a comfortable lounge area with tv, 2 shower rooms with 2 separate 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.

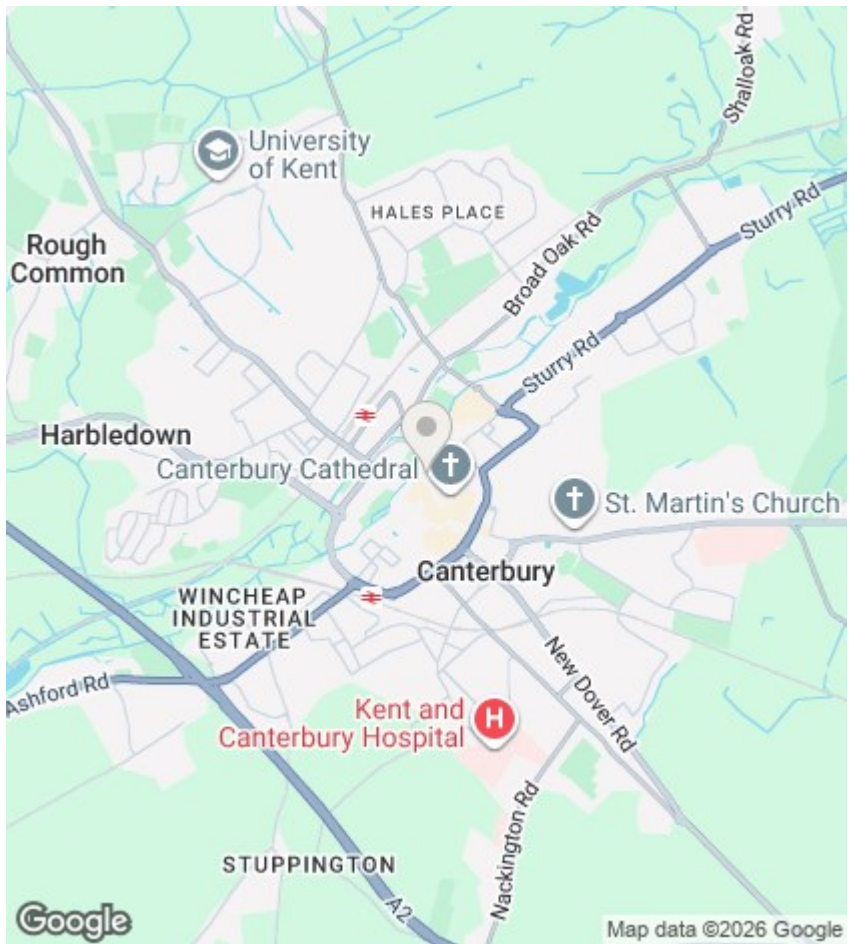
* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

Council Tax band is C.



Council Tax Band: C





Directions

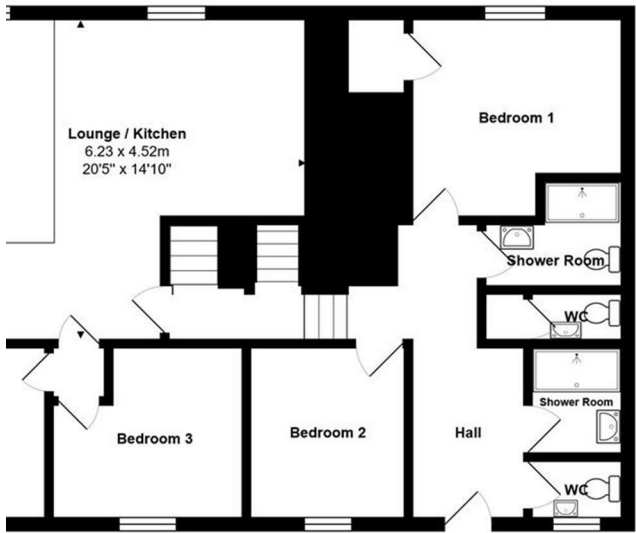
Viewings

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

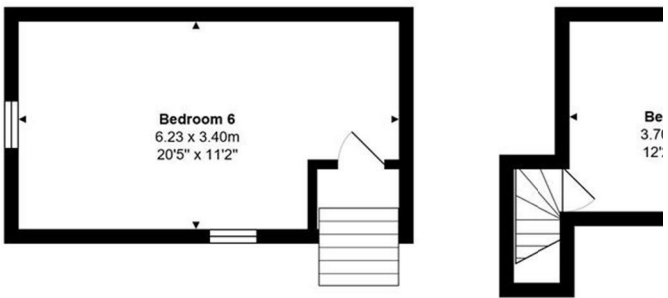
EPC Rating:

C

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



Ground Floor



Second Floor

Total Area: 134.2 m² ... 1444 ft²

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.