

**36 Broad Street, Canterbury, Kent, CT1 2LR**

**£1,400 PCM**

- STUDENT HOUSE
- MODERN PROPERTY
- DOUBLE BEDS
- 1 RECEPTION ROOMS
- CLOSE TO CITY CENTRE
- WHITE GOODS INCLUDED
- 3 BEDROOMS
- 1 BATHROOMS

# 36 Broad Street, Kent CT1 2LR

Looking for a property convenient for Christ Church? This house is situated just a few minutes walk from the university campus in North Holmes Road. The city centre is close by, as is the Library and bus station if you attend UKC. The light and airy accommodation is decorated in neutral colours throughout and the house is furnished in a contemporary style. The good sized bedrooms are fitted with double beds and desks. There is a spacious lounge with table and chairs to share a meal at, and a well equipped compact kitchen. On the first floor, the bathroom has a bath with shower over, all of which make this a comfortable and desirable home.

The property comes with one designated, off-road parking space, which is a rarity in the city centre!

Don't delay, take a look at the video tour and book a viewing.

Council Tax Band for property is - Band C

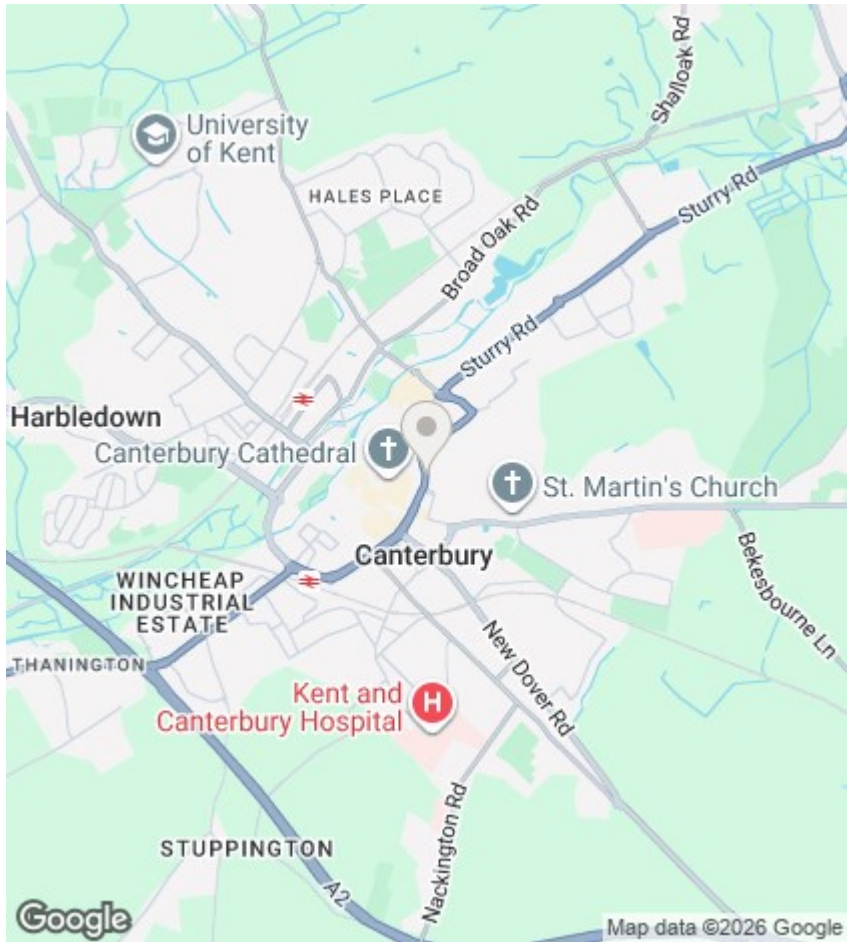


Council Tax Band: C









## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

