



## Flat 1 The Old Oast, 35 Oaten Hill, Canterbury, Kent, CT1 3HZ

£875 PCM

- STUDIO
- 1 BEDROOM
- 1 RECEPTION ROOM
- PARKING PERMIT REQUIRED
- FURNISHED PROPERTY
- CLOSE TO CHRIST CHURCH & CITY CENTRE
- DOUBLE BED
- 1 BATHROOM
- NO GARDEN

# 35 Oaten Hill, Canterbury CT1 3HZ

## Historic Buzz! Stunning Studio in a Converted Oast House

Live in a piece of Kentish history. This spacious, refurbished studio apartment is part of a unique conversion of a traditional Oast House, offering characterful living in the heart of vibrant Oaten Hill. Perfectly suited for students or professionals seeking a stylish haven moments from the city centre.

## Everything within a 20-Minute Walk

Forget the long commutes; everything you need is right on your doorstep:

**Academic Hubs:** Canterbury Christ Church University is a mere 10-minute stroll, and the University for the Creative Arts (UCA) is practically around the corner (5 minutes).

**Groceries & Essentials:** Waitrose and Tesco are both within a 10-minute walk for the weekly shop. For a caffeine fix or a quick bite, the independent cafes and shops of Oaten Hill are less than 2 minutes away.

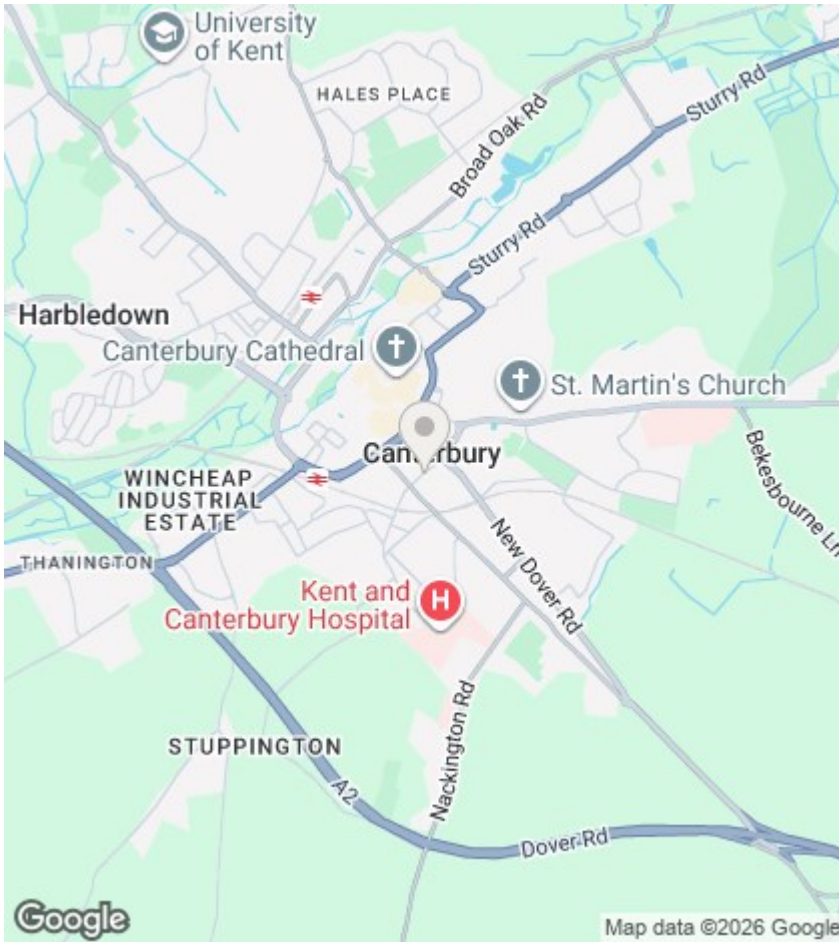
**City Socials:** The city centre bars, restaurants, and the Dane John Gardens (perfect for summer study breaks) are all within a 10-minute walk.



Council Tax Band: A







## 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			
(69-80) C		72	83
(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	