



## Flat 6 The Old Oast, 35 Oaten Hill, Canterbury, Kent, CT1 3HZ

£825 PCM

- STUDIO
- UNFURNISHED PROPERTY
- PARKING PERMIT REQUIRED
- NO PETS ALLOWED
- NO CHILDREN
- CANTERBURY
- 1 BATHROOMS
- NO GARDEN
- SORRY, NO SMOKERS

# Flat 6 The Old Oast, Canterbury CT1 3HZ

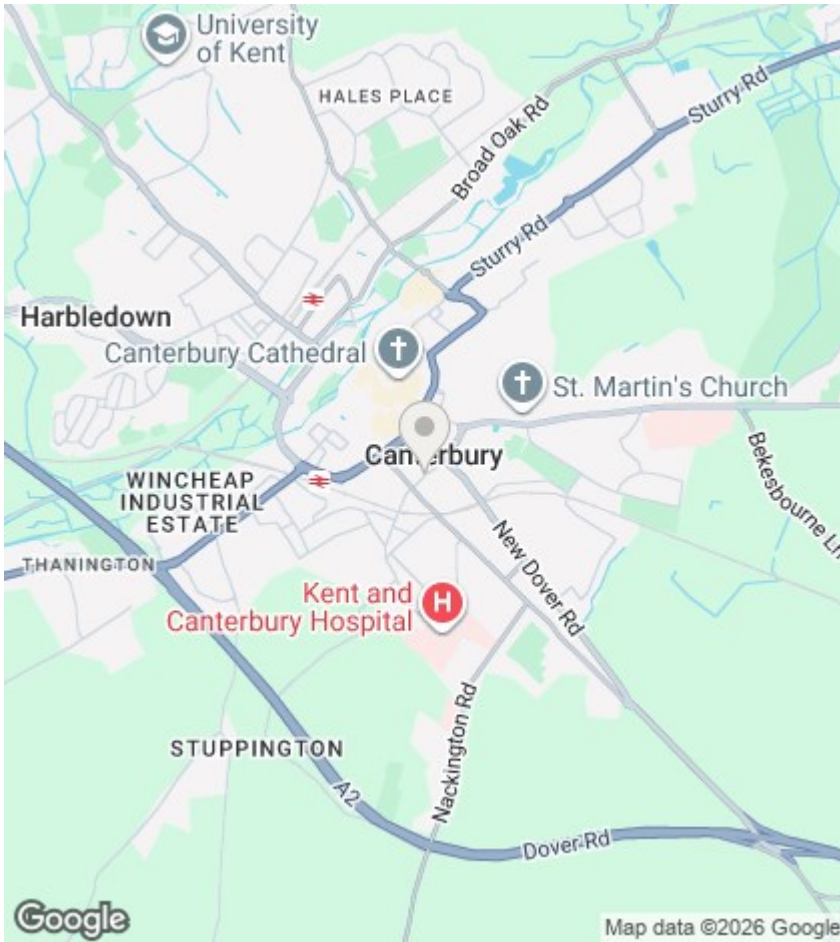
This unfurnished ground floor studio apartment is located close to the City Centre and all local amenities. The property comprises an open plan lounge (2.1m x 3.3m) /kitchen (3.2m x 1.8m) with modern fitted units including a hob, oven, fridge/freezer and washing machine. The bedroom area (2.2m x 3.1m) is situated off the lounge and the shower room comes equipped with double shower cubicle, wash basin and WC. The apartment has electric heating and the Council Tax Band is " B"  
Suitable for a single occupancy only. Council Tax band B



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |