



**17a Downs Road, Canterbury, Kent, CT2 7AY**

**£3,180 PCM**

- STUDENT HOUSE
- CLOSE TO UNIVERSITY OF KENT
- 6 BEDROOMS
- 1 RECEPTION ROOMS
- OFF ROAD PARKING
- BILLS PACKAGE AVAILABLE
- REDUCED SUMMER RENT
- DOUBLE BEDS
- 2 BATHROOMS

# 17a Downs Road, Kent CT2 7AY

STUDENT PROPERTY 2026 / 2027 - BILLS INCLUSIVE PRICE AVAILABLE AT £152.31 PER PERSON PER WEEK! \*

This substantial purpose built, 6 bedroom property arranged over 3 floors benefits from a good sized lounge, double bedrooms, and a modern fully fitted kitchen. The property also benefits from 2 shower rooms and driveway parking for two cars. A good sized private garden to rear which is maintained by the Landlord. Approximately 5 mins walk to UKC with also regular bus routes into the city centre.

Call to view today!

Council Tax band is D.

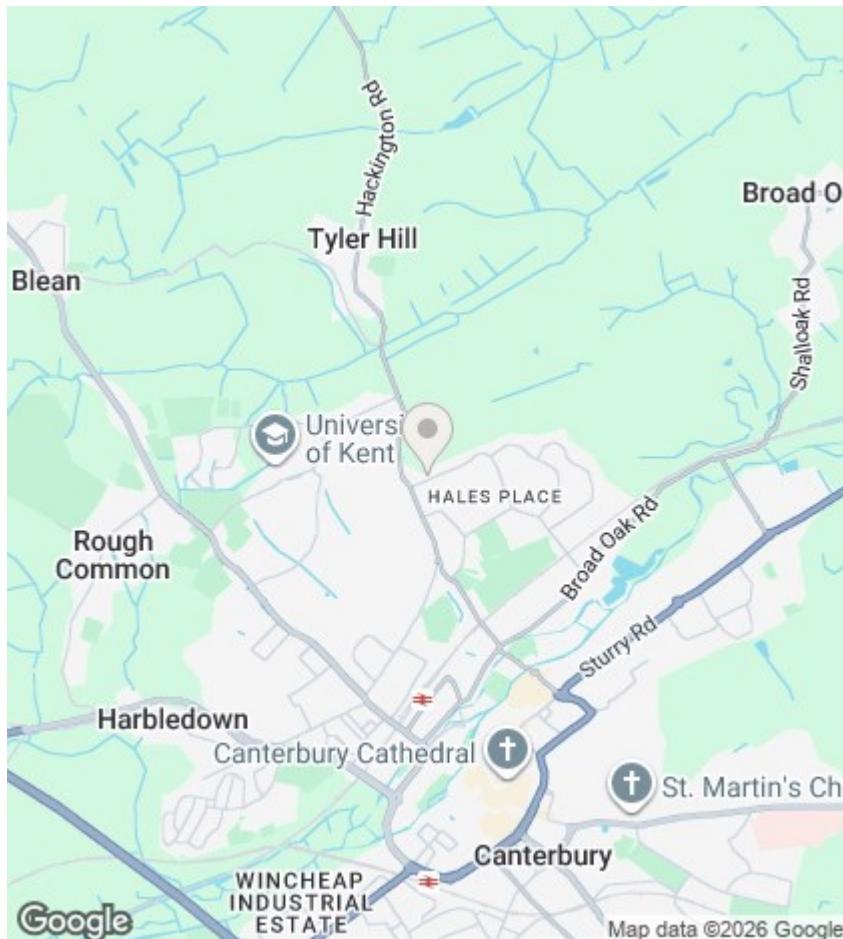
\* Bills package offered based on a 12 month tenancy and subject to full occupancy.



Council Tax Band: D







## Directions

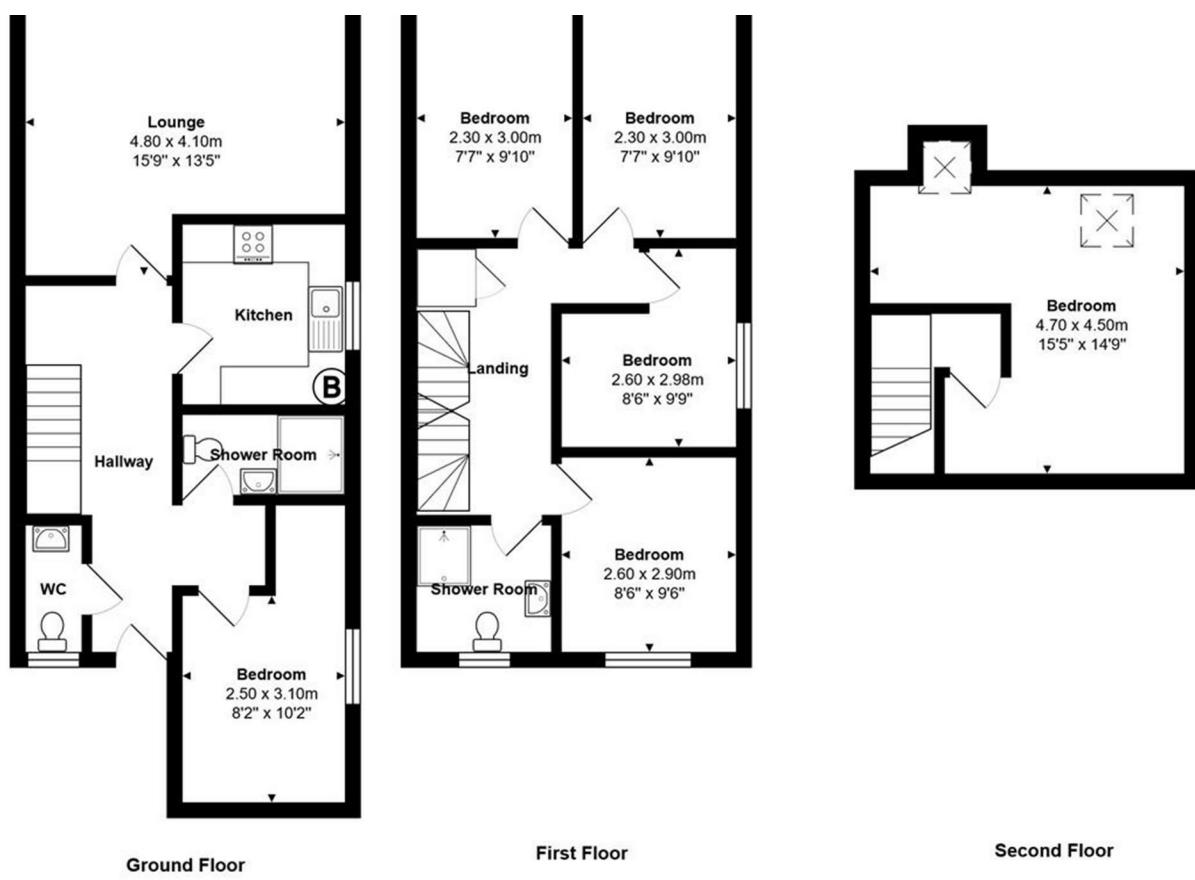
## Viewings

Viewings by arrangement only. Call 01227788088 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		
(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



Total Area: 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup>