

## 45 York Road, Canterbury, Kent, CT1 3SX

£1,600 PCM

- STUDENT HOUSE
- BILLS PACKAGE AVAILABLE
- 3 BEDROOMS
- 2 PARKING SPACES
- OFF ROAD PARKING
- CLOSE TO CHRIST CHURCH & CITY CENTRE
- REDUCED SUMMER RENT
- DOUBLE BEDS
- 1 BATHROOMS
- SMALL GARDEN

# 45 York Road, Kent CT1 3SX

PRIME STUDENT/PROFESSIONAL LET - PARKING, CITY CENTRE & UNIVERSITIES ON YOUR DOORSTEP! - BILLS PACKAGE AVAILABLE

Secure your viewing today for this beautifully presented 3/4 bedroom end-of-terrace property boasting valuable OFF-STREET PARKING.

Enjoy the convenience of being moments from the vibrant city centre and major University campuses in Canterbury.

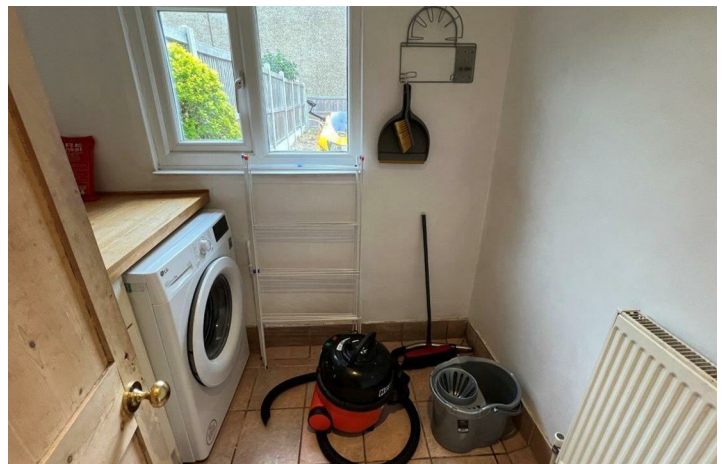
This property offers flexible living with one double bedroom conveniently located on the ground floor, followed by a comfortable lounge diner, a well-equipped kitchen, and a practical laundry room.

Upstairs, on the first floor, you'll find three further double bedrooms and a bathroom with a shower. Outside, there's a decked and shingle garden for low-maintenance enjoyment.

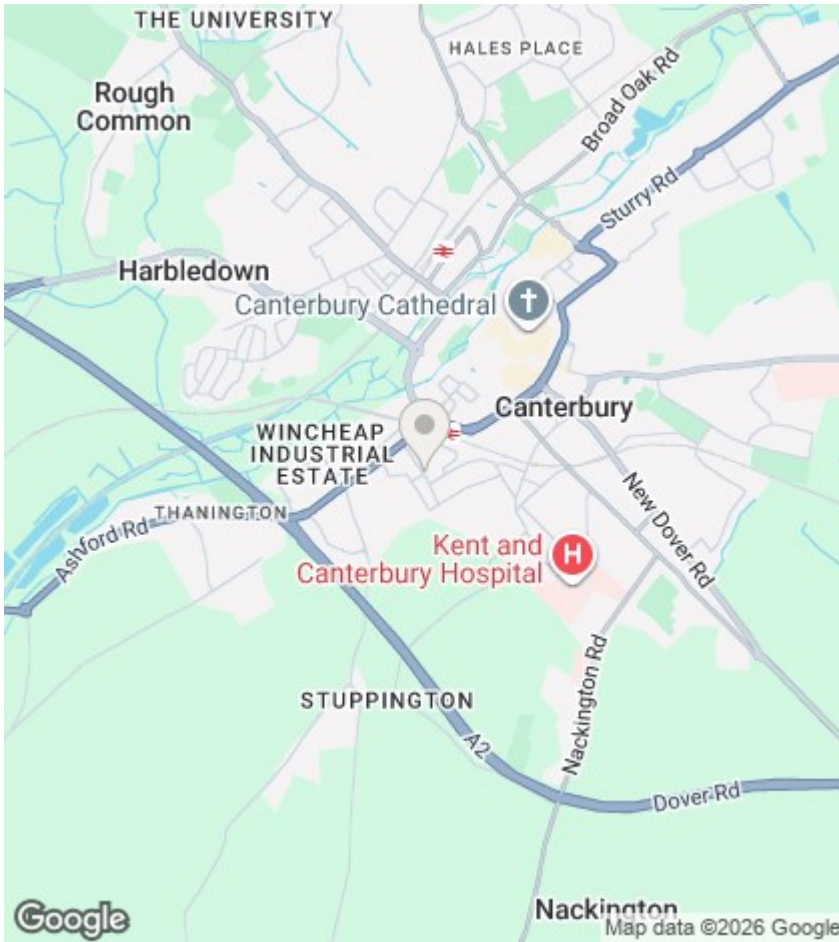
This charming property blends original Victorian character with modern touches, featuring sanded wooden floors in communal areas and uniquely styled rooms. Don't miss out – this gem won't be available for long!



Council Tax Band: B







## Directions

## Viewings

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

## EPC Rating:

E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 51                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

