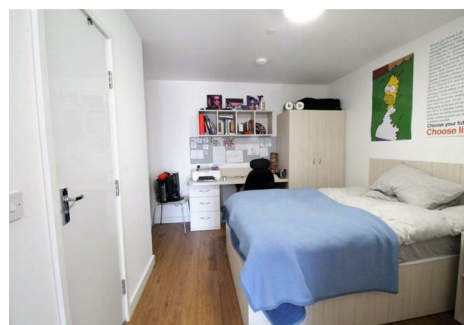
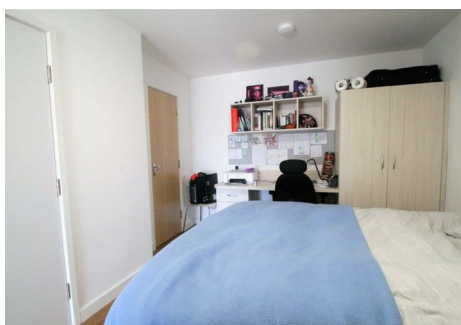
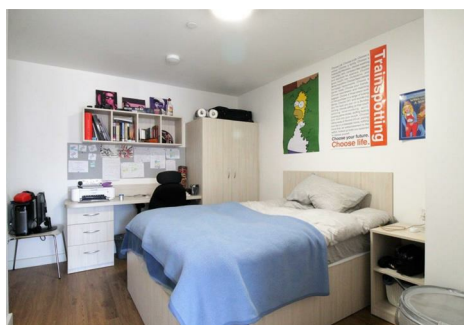




## 2 Steele Court, 269 Sturry Road, Canterbury, Kent, CT1 1DS

£890 PCM

- STUDENT FLAT
- DOUBLE GLAZING
- 1 BEDROOMS
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE
- FURNISHED PROPERTY
- NO PETS ALLOWED
- DOUBLE BEDS
- 1 BATHROOMS
- COURTYARD GARDEN

# 2 Steele Court, Canterbury CT1 1DS

Ideal for Professionals & Students: Modern Studio Flat

This fully furnished studio is perfect for city dwellers on the go. The modern kitchen features all the appliances you need, while the comfy lounge area with a 2-seater sofa provides a space to relax. The sleeping area boasts a double bed, wardrobe, and a convenient desk for work or study. The en-suite bathroom offers added privacy.

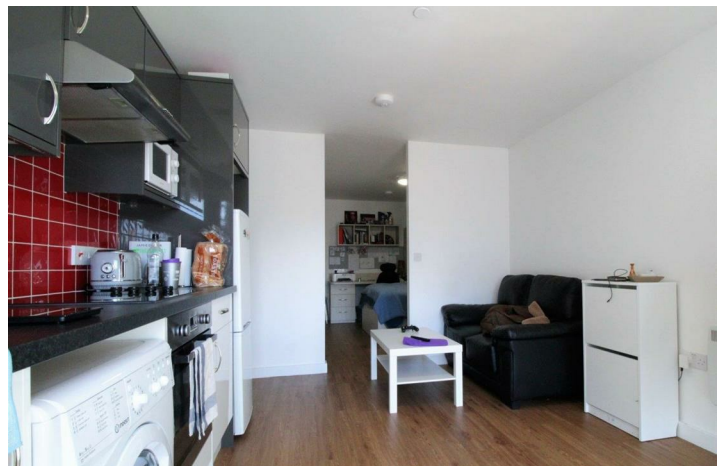
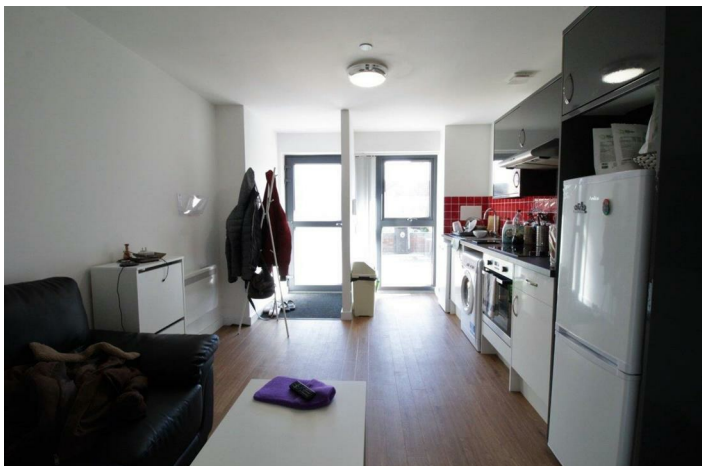
This secure development is set back from the road and features a pleasant communal courtyard and bike storage. It's close to Asda, local shops on Sturry Road, and has easy access to the town center via bus.

These studios are highly sought-after, so don't miss out! Schedule a viewing today after checking out the video tour.

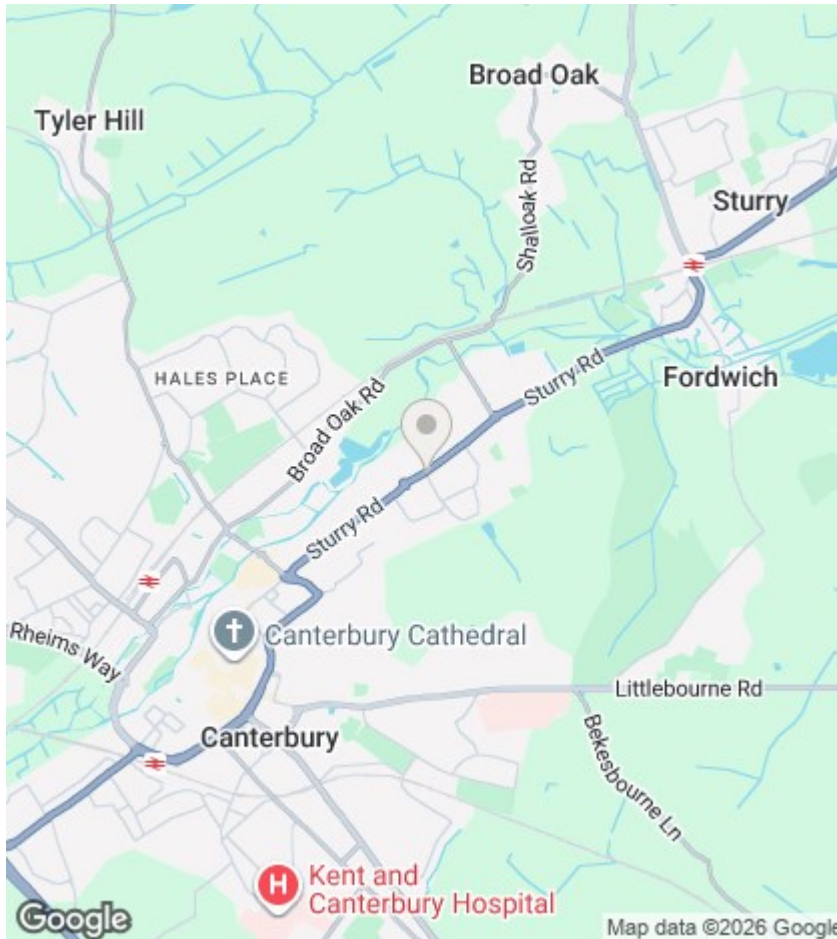
Council tax band A



Council Tax Band: A







## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Ground Floor Plan (nts)  
1&2 - 3&4 (handed)

