

## 30 Kiln Court, 271 Sturry Road, Canterbury, Kent, CT1 1DS

£930 PCM

- STUDIO
- FURNISHED PROPERTY
- DOUBLE BEDS
- 1 RECEPTION ROOMS
- ON STREET PARKING AVAILABLE
- COUPLES WELCOME
- NO PETS ALLOWED
- 1 BEDROOMS
- 1 BATHROOMS
- COURTYARD GARDEN



# 30 Kiln 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.

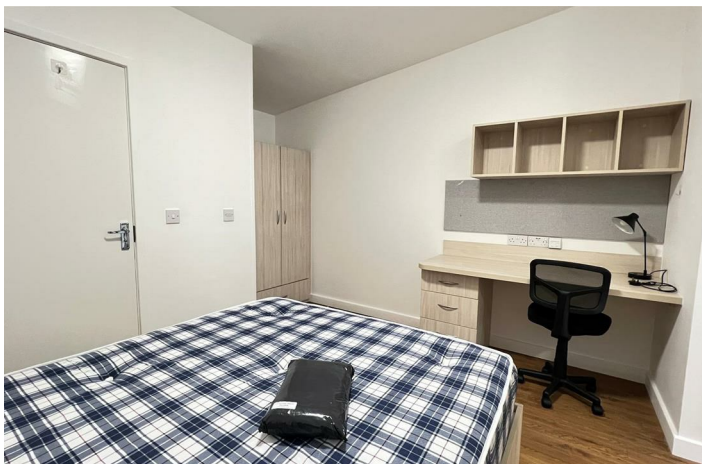
This secure development is set back from the road and features a pleasant communal courtyard and bike storage. It's close to Asda, local shops on Sturry Road, and has easy access to the town center via bus.

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

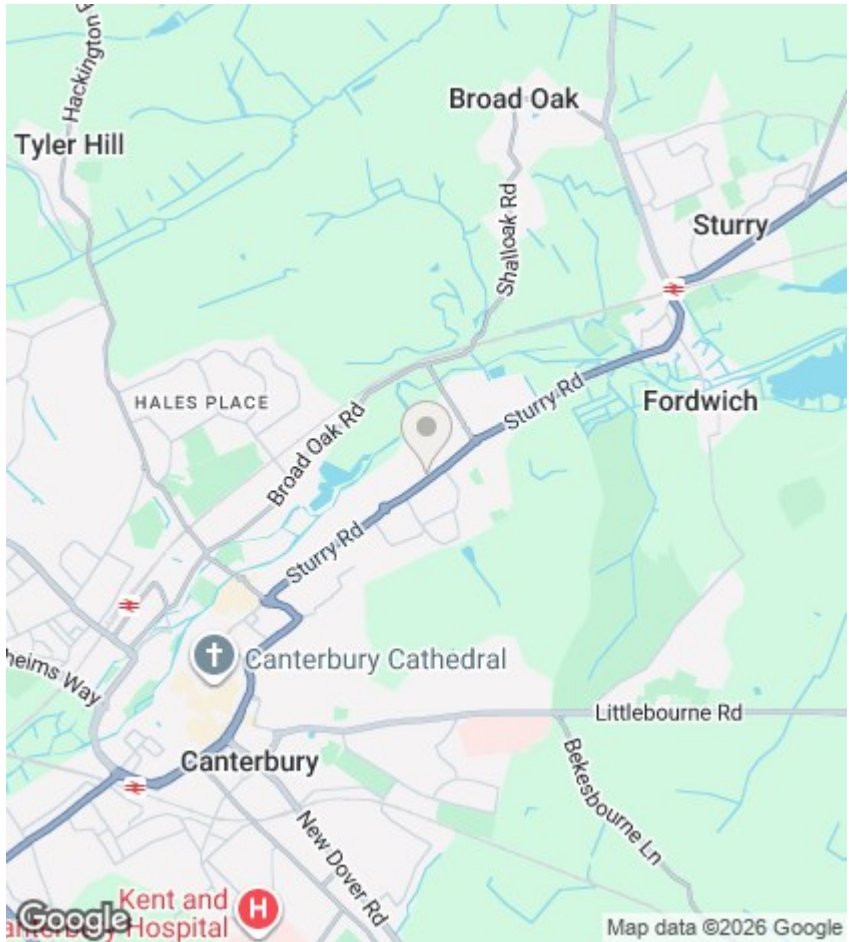
Council tax band A



Council Tax Band: A







### Directions

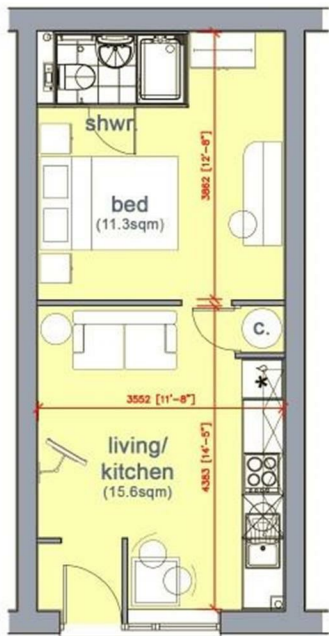
### Viewings

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>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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	



29sqm GIA

Kiln Court 25-34

