



**2 St Edmunds Road, Canterbury, Kent, CT1 2PD**

**£1,400 PCM**

- STUDENT HOUSE
- WIFI ENABLED
- FURNISHED PROPERTY
- 1 BATHROOMS
- COURTYARD GARDEN
- BILLS PACKAGE AVAILABLE
- 2 BEDROOMS
- 1 RECEPTION ROOMS
- PARKING PERMIT REQUIRED



# 2 St Edmunds Road, Kent CT1 2PD

STUDENT PROPERTY 2025/2026 - BILLS INCLUSIVE PRICE - £190 PER PERSON PER WEEK\*

Located in the city centre with all its restaurants, bars, clubs and High Street a short walk away, this delightful property is a real home-from-home. The front door leads into a welcoming lounge which, in turn leads to a spacious kitchen. Upstairs there is a double bedroom to front and one single room and the added bonus of a study room to rear and there is also outside is a small rear courtyard to the rear of the house. Great location there really isn't a better time to rent this beautiful two bedroom property.

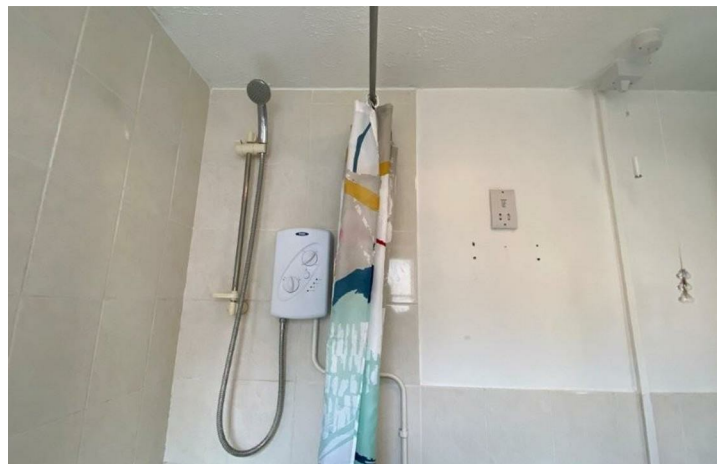
\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

Contact us now to arrange a viewing.

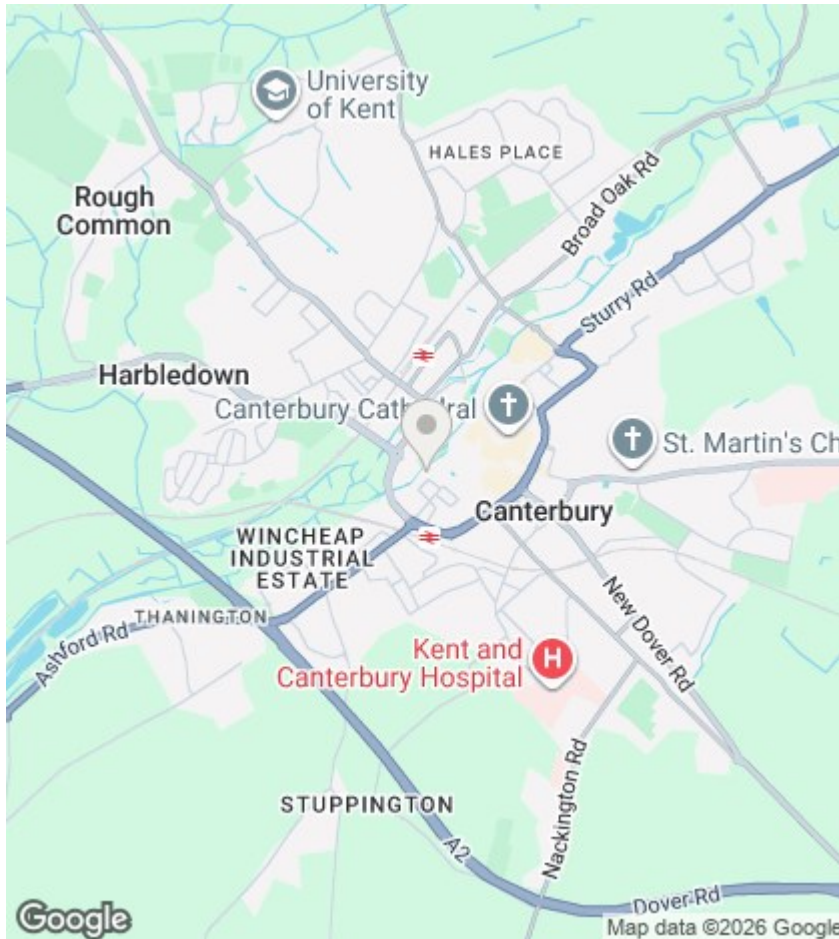
Council Tax Band for property is - C



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 01227788088 to make an appointment.

## EPC Rating:

E

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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)

