



**41 Broad Street, Canterbury, Kent, CT1 2LR**

**£1,750 PCM**

- STUDENT HOUSE
- WHITE GOODS INCLUDED
- DOUBLE BEDS
- 2 BATHROOMS
- COURTYARD GARDEN
- BILLS PACKAGE AVAILABLE
- 3 DOUBLE BEDROOMS + OFFICE SPACE
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE

# 41 Broad Street, Kent CT1 2LR

BILLS INCLUSIVE OPTION AVAILABLE \*

This fantastic house offers a convenient and vibrant home base, perfect for students seeking a lively space to share or professionals on the go.

**Spacious Living:** Enjoy ample room to spread out and relax, ideal for sharing with flatmates or unwinding after a busy day. The open-plan layout creates a bright and social atmosphere in the living and kitchen area.

**Fully Furnished Convenience:** Move right in and start living! This house comes complete with everything you need, including comfy double beds in each bedroom, and wardrobes to keep your belongings organised.

**Modern Amenities:** Indulge in the convenience of two modern bathrooms (one with a shower, one with a shower over the bath) on each floor. The fitted kitchen seamlessly integrates with the living space, perfect for whipping up meals and socializing.

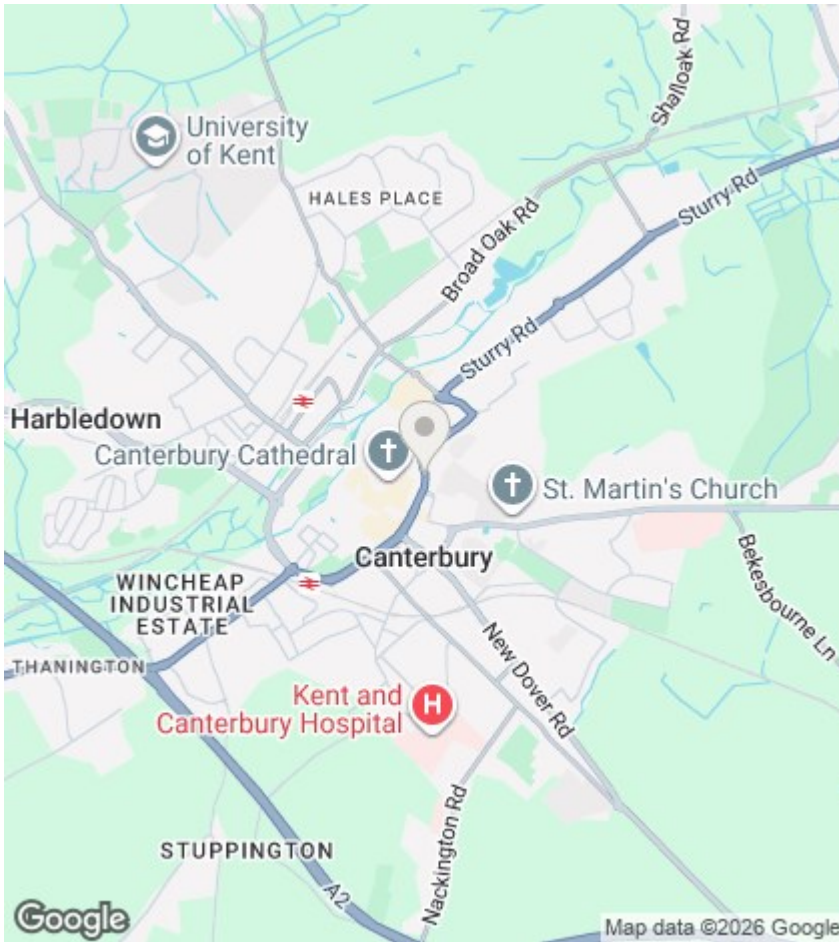
**Outdoor Escape:** Enjoy a breath of fresh air in the house's private, compact courtyard. Perfect for a quick break or socialising with friends.



Council Tax Band: D







## Directions

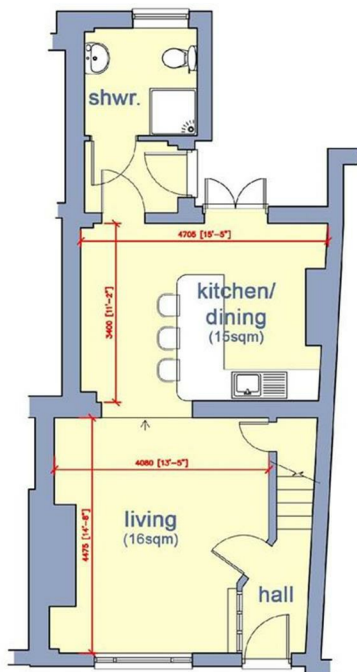
## Viewings

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

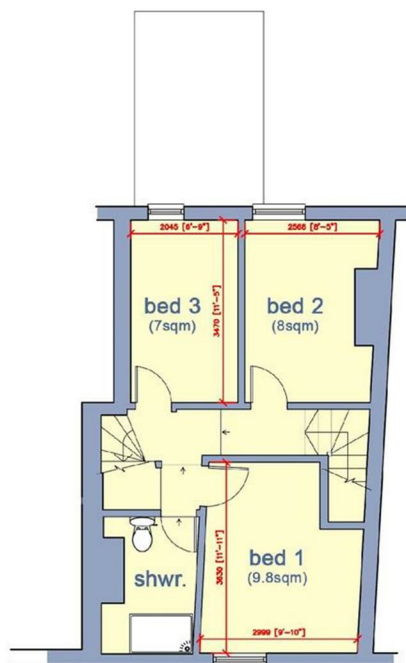
## EPC Rating:

C

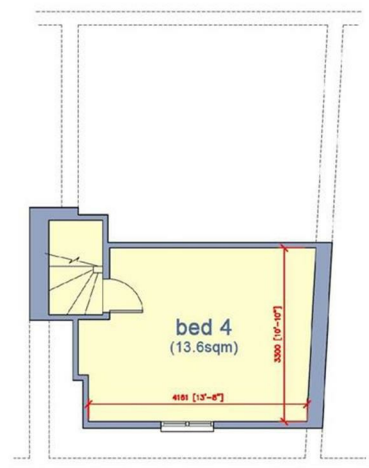
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
43.8sqm GIA



First Floor  
38.6sqm GIA



Attic  
15.7sqm GIA



41 BROAD STREET  
CANTERBURY

