



## 31/32 Oaten Hill Flat B, Canterbury, Kent, CT1 3HZ

£1,180 PCM

- STUDENT FLAT
- DOUBLE BEDS
- 1 BATHROOMS
- NO PARKING AVAILABLE
- 2 BEDROOMS
- 1 RECEPTION ROOMS
- FURNISHED PROPERTY

# 31/32 Oaten Hill Flat B, Kent CT1 3HZ

STUDENT PROPERTY 2026/2027!!

This spacious apartment is situated just a short walk from the city centre and bus station, CCCU, the Library and UCA. There is a convenience store and pharmacy next door and Canterbury East train station is close by. The apartment is on the first floor at the rear of the building making it ideal for those looking for a quiet, peaceful home to study in. The rooms have been redecorated giving a light and airy feel to the accommodation. Both bedrooms have double beds and desks, there is a good sized lounge, bathroom with shower over bath and spacious fitted kitchen. Dont miss out! Call today for a viewing!

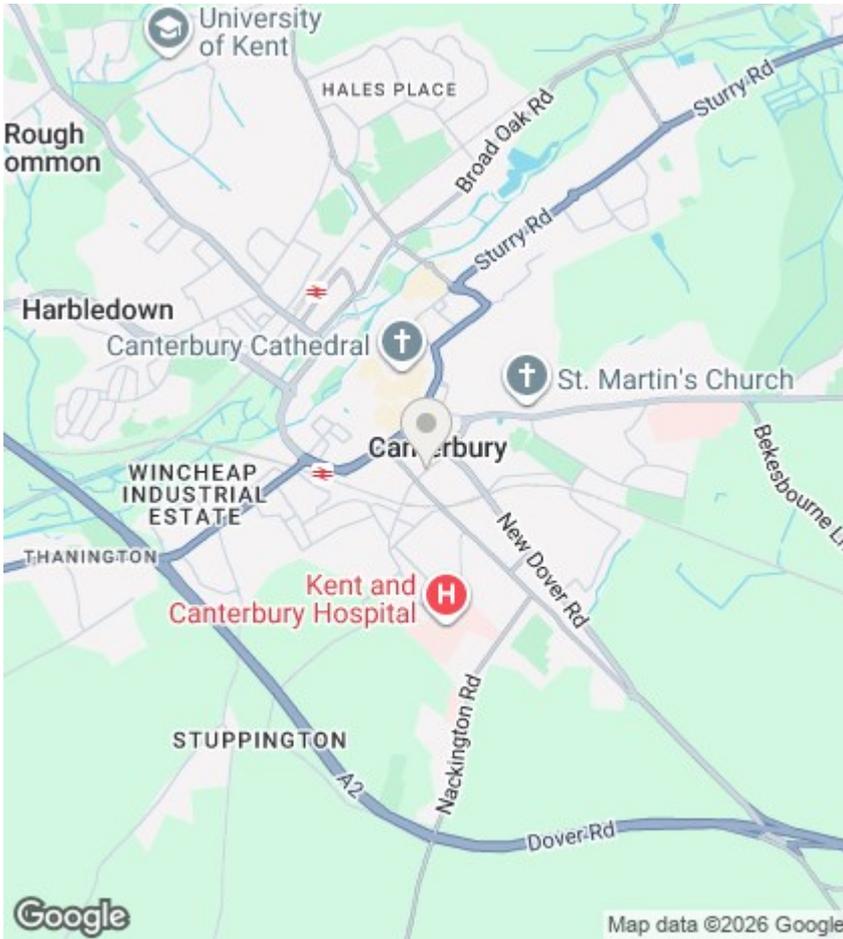
Council Tax band is B.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(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

APPROX. 60.4 SQ. METRES (649.6 SQ. FEET)

