



## Rooms @, 17a Downs Road, Canterbury, Kent, CT2 7AY

£620 Per Calendar Month

- ROOMS AVAILABLE
- CLOSE TO UNIVERSITY OF KENT
- DOUBLE BEDS
- 2 BATHROOMS
- BILLS INCLUSIVE
- REDUCED SUMMER RENT
- 1 RECEPTION ROOMS
- OFF ROAD PARKING



# 17a Downs Road, Kent CT2 7AY

STUDENT PROPERTY 2026 / 2027 - DOUBLE ROOMS AVAILABLE!

This substantial purpose built, 6 bedroom property arranged over 3 floors benefits from a good sized lounge, double bedrooms, and a modern fully fitted kitchen. The property also benefits from 2 shower rooms and driveway parking for two cars. A good sized private garden to rear which is maintained by the Landlord. Approximately 5 mins walk to UKC with also regular bus routes into the city centre.

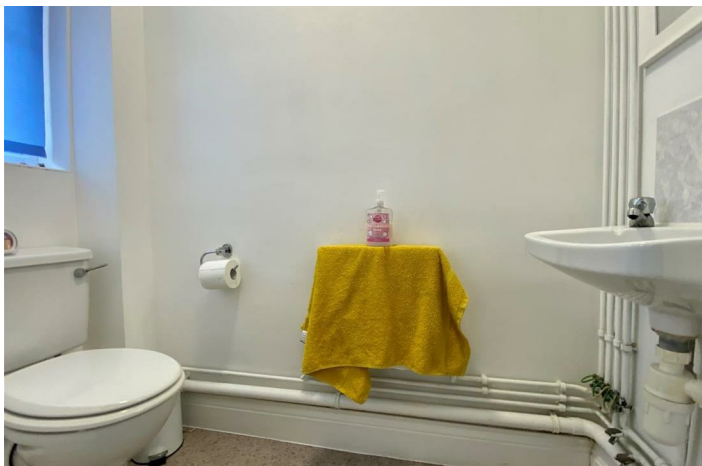
Call to view today!

Council Tax band is D.

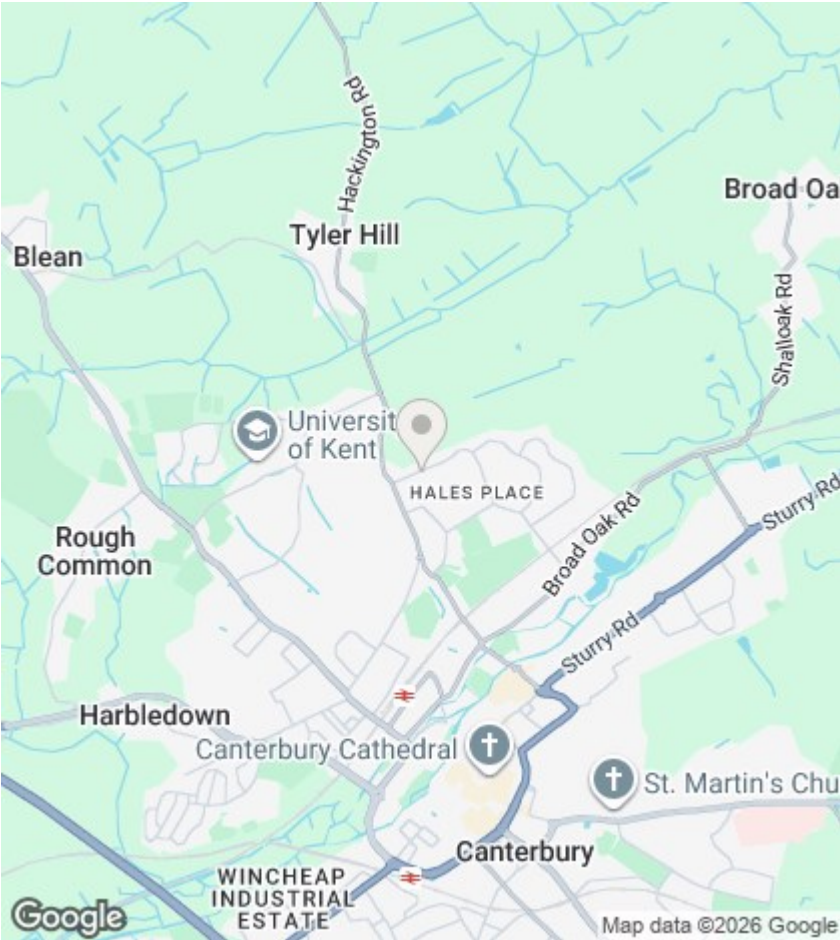
\* Bills package offered based on a 12 month tenancy and subject to full occupancy.



Council Tax Band: D







Directions

Viewings

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

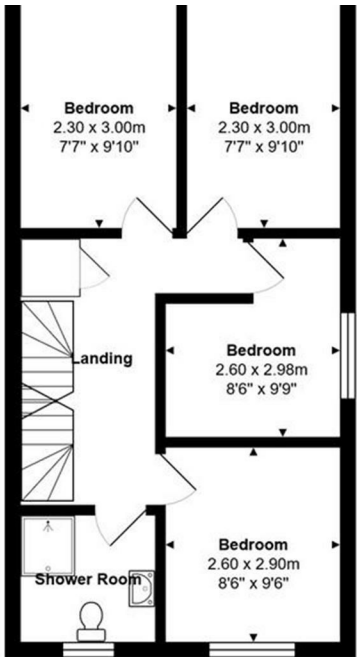
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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



First Floor



Second Floor

Total Area: 120.7 m² ... 1299 ft²