



**Room 2, 48 Whitstable Road, Canterbury, Kent, CT2 8DJ**

**£820 PCM**

- STUDENT STUDIO
- WIFI ENABLED
- 1 BEDROOMS
- 1 BATHROOMS
- LARGE GARDEN
- BILLS INCLUDED
- NO PETS ALLOWED
- FURNISHED PROPERTY
- NO PARKING AVAILABLE

# 48 Whitstable Road, Canterbury CT2 8DJ

ALL BILLS INCLUDED & FREE WIFI STUDENTS AND PROFESSIONALS WELCOME!

Your Private Studio in a Characterful Conversion (Shared Kitchen/Washer, Lawn Garden, Bills Included!)\*\*

Calling All Students and Professionals!

Imagine a stylish and comfortable living space steeped in history, mere steps from the University of Kent (UKC)! Look no further than this unique opportunity! This property offers a private studio apartment within a charming converted period building, blending modern convenience with historic character.

Your Self-Contained Studio Escape:

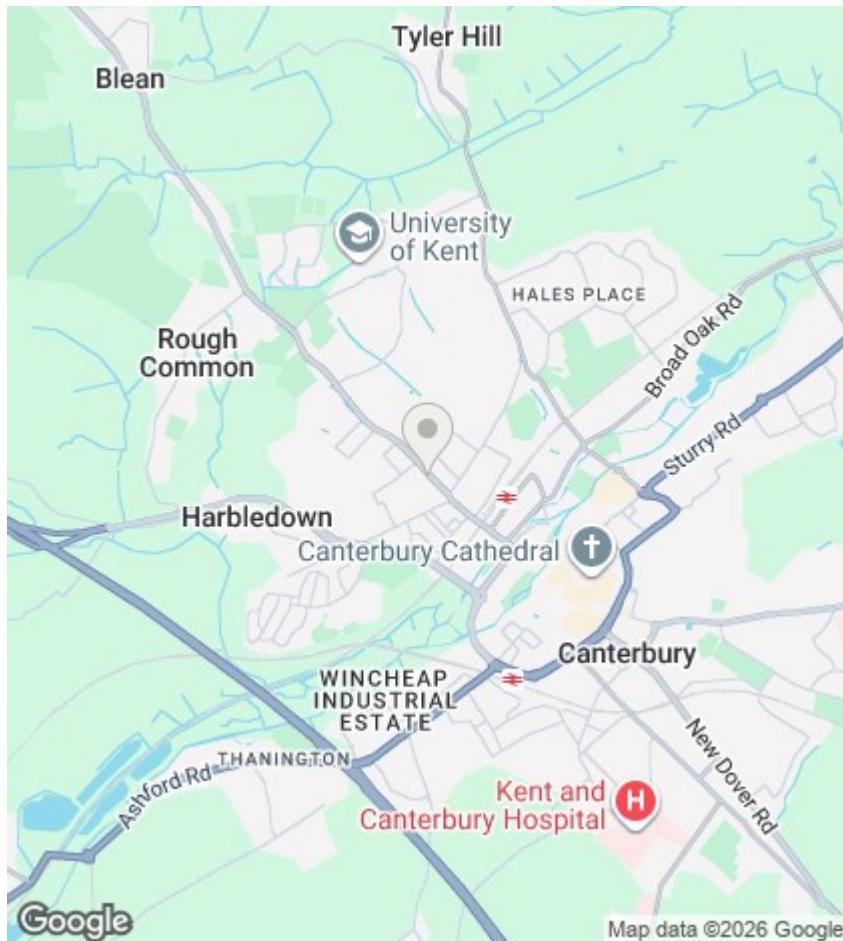
This listing offers one of just six private studio apartments, perfect for independent living in a friendly communal setting. Inside your bijou haven, you'll find everything you need to feel comfortable and prepared:



Council Tax Band: C







## Directions

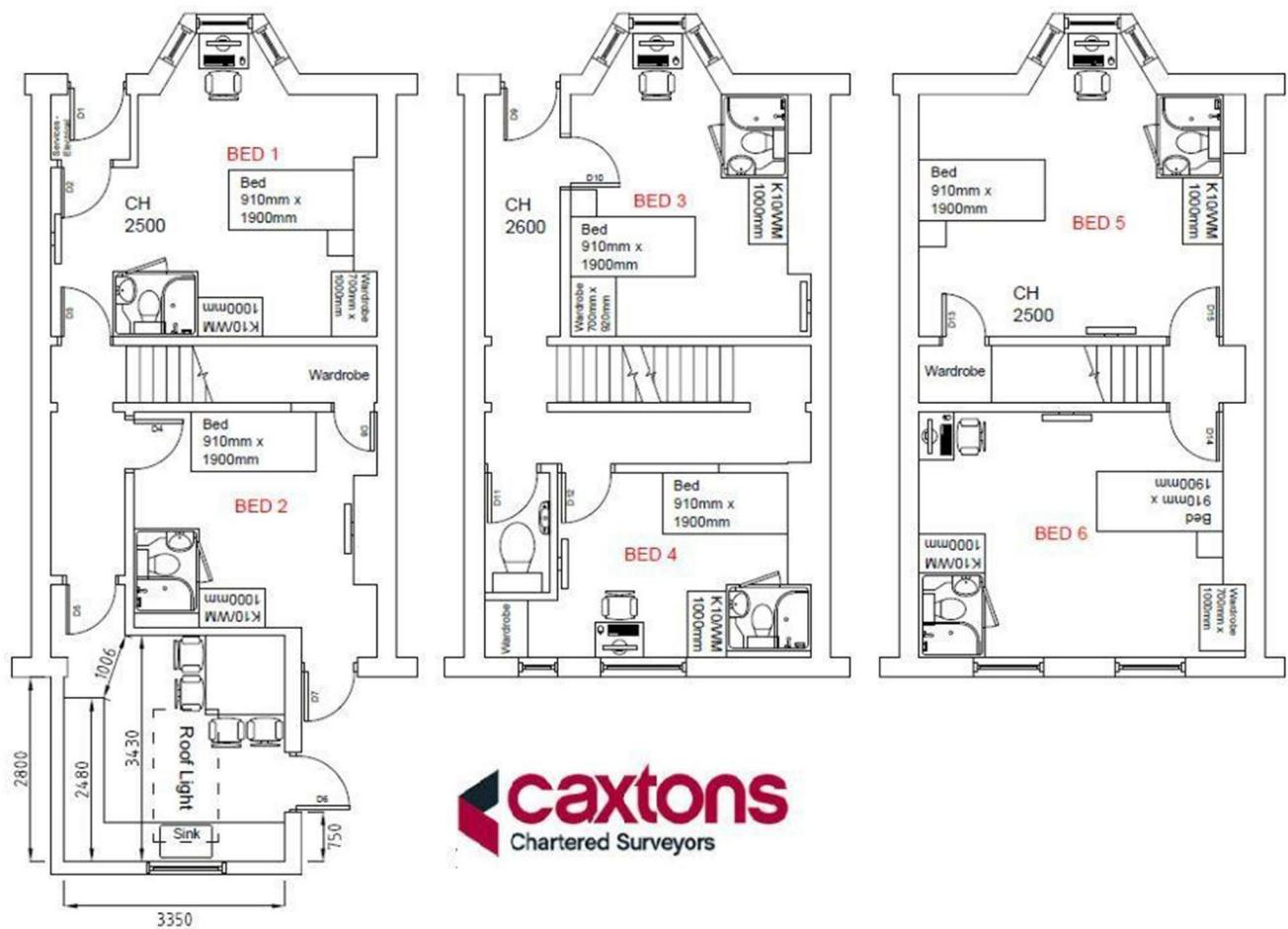
## Viewings

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		
(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	



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