



**6 Holters Mews, Ivy Lane, Canterbury, Kent, CT1 1WA**

**£950 PCM**

- STUDENT FLAT
- 1 BEDROOMS
- 1 RECEPTION ROOMS
- 1 BATHROOMS
- COURTYARD GARDEN
- CLOSE TO CITY CENTRE
- DOUBLE BEDS
- WHITE GOODS INCLUDED
- COUPLES WELCOME
- FURNISHED PROPERTY

# 6 Holters Mews, Canterbury CT1 1WA

A tranquil and bright 1-bedroom student flat, tucked away in a quiet mews-style location. Ideally suited for a final-year student or a couple, this property is just a 2-minute walk from the CCCU Union and the city centre. Featuring a separate lounge, double bedroom, and optional bills-inclusive packages

The Space Ivy Lane is a rare find in the Canterbury student market. If you are looking for a property that feels like a genuine home rather than just a room, this is it. This light, airy, and fully furnished flat is located in a quiet, tucked-away spot, offering the peace and quiet needed for high-level study while keeping you right in the heart of the city.

The property boasts a separate, comfortable lounge area, a modern kitchen, and a spacious double bedroom. Large windows throughout ensure the flat is flooded with natural light, creating a fresh and inviting atmosphere for the upcoming academic year.

The Location (CT1) At Ivy Lane, you are perfectly positioned to enjoy the best of Canterbury without the noise:

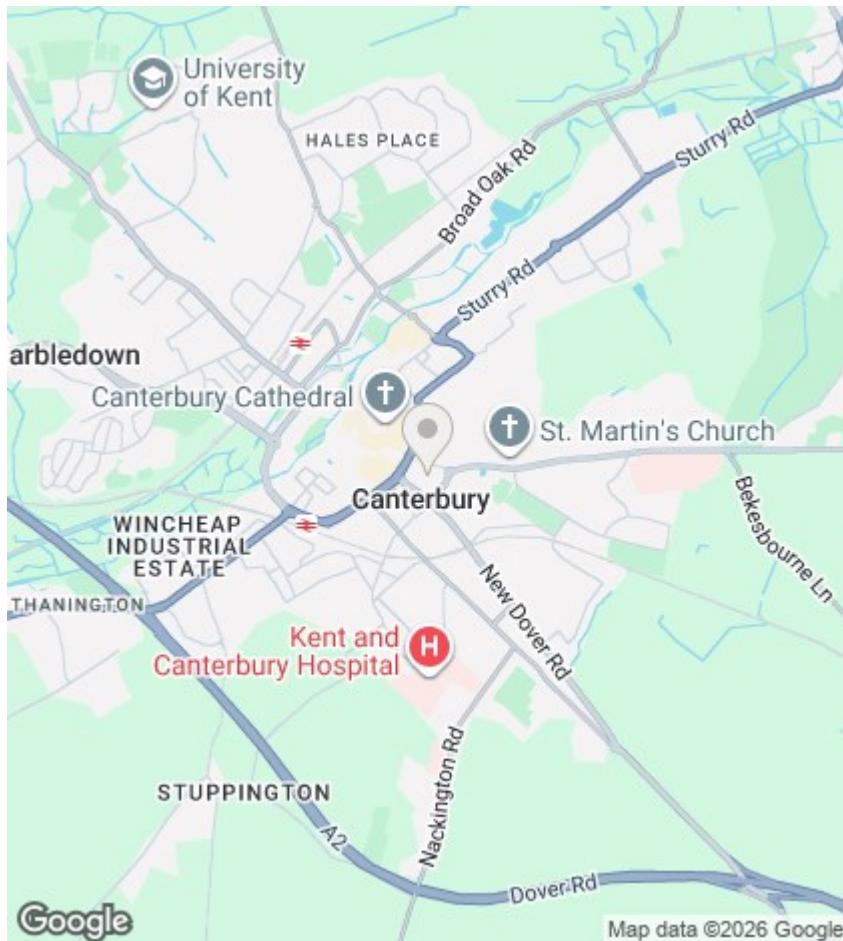
University Life: You are literally a 2-minute walk from Canterbury Christ Church University (CCCU). You can be at your lectures or the Student Union in seconds.



Council Tax Band: A







Directions

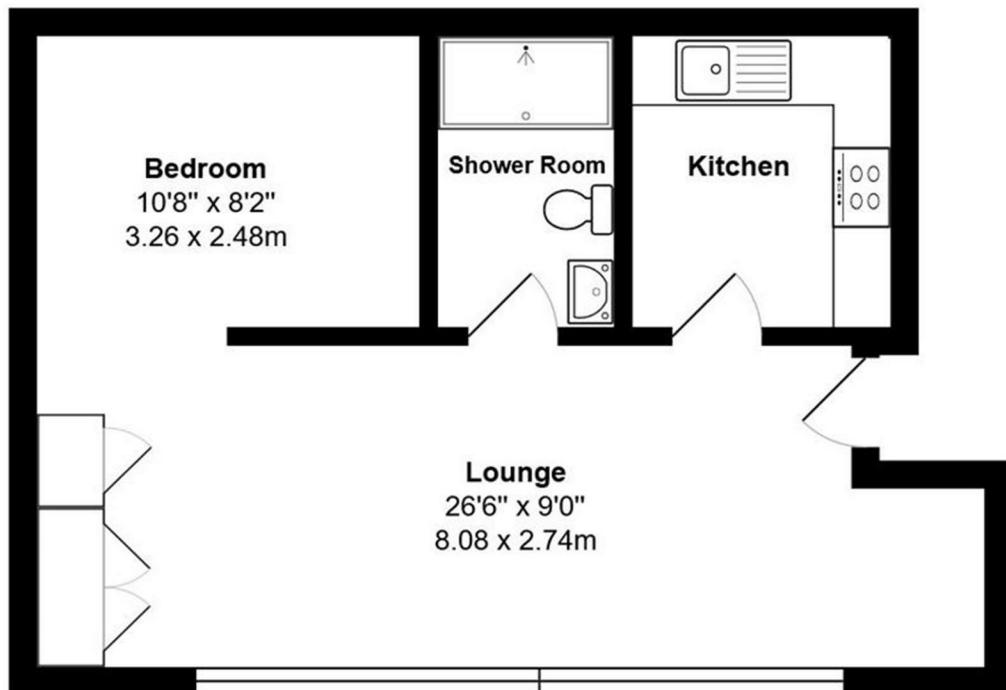
## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 71                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**First Floor**

All measurements are approximate and for display purposes only

Total Area: 430 ft<sup>2</sup> ... 39.9 m<sup>2</sup>