

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

**£1,350 PCM**

- STUDENT HOUSE
- 2 BEDROOMS
- FURNISHED PROPERTY
- COURTYARD GARDEN
- BILLS PACKAGE AVAILABLE
- CLOSE TO CITY CENTRE
- DOUBLE BEDS
- 1 BATHROOMS
- NO PARKING AVAILABLE

# 42 Broad Street, Kent CT1 2LR

STUDENT PROPERTY 2026/2027 - BILLS INCLUSIVE PRICE - £191.54 PER PERSON PER WEEK\*

Looking for your ideal house close to CCCU? Then take a look at the on line video tour for this house. It's furnished in a contemporary style with a well fitted kitchen and lounge area. Both large bedrooms are equipped with double beds and have ample room for those who need good working space. There is also a ground floor cloakroom and first floor shower room. The house is ideally situated for the town centre with all its amenities, including the Library and bus station with services to UKC and Canterbury East rail station. Choose this house for its space, light, and comfort to study and live in as well as it's convenient location.

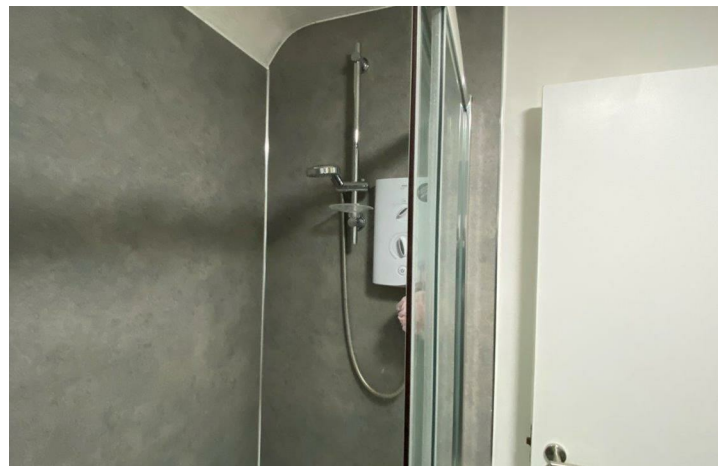
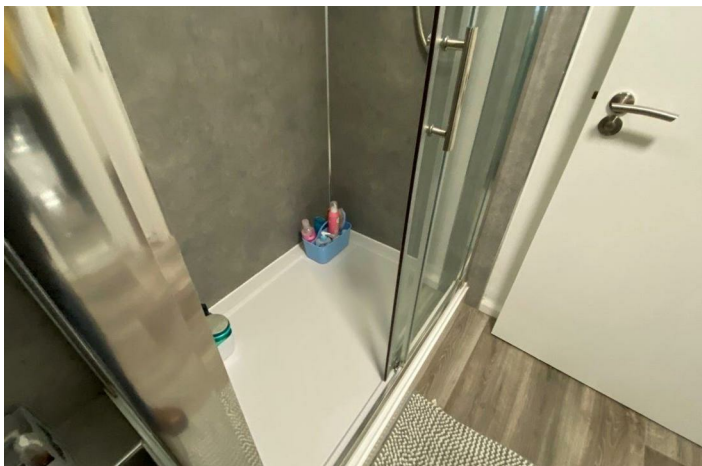
\*Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

Don't miss out, call today to book a viewing.

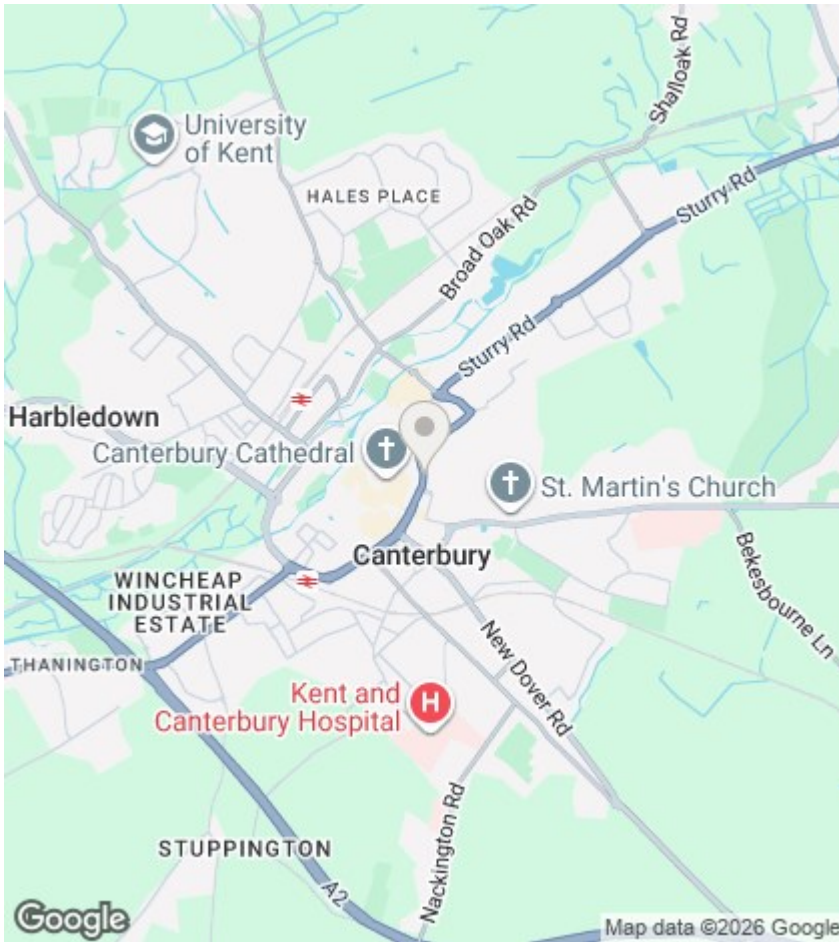
Council Tax Band for property is - Band C



Council Tax Band: C







## Directions

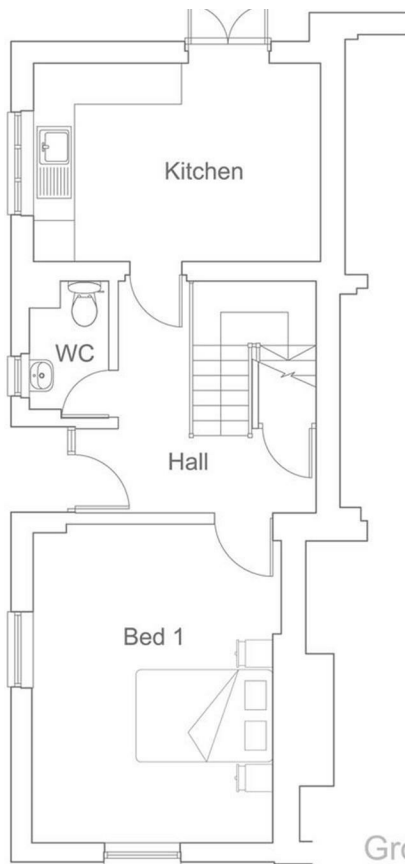
## Viewings

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

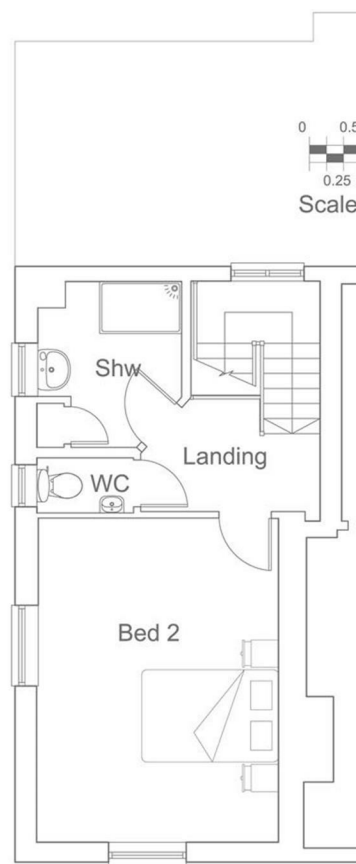
## EPC Rating:

C

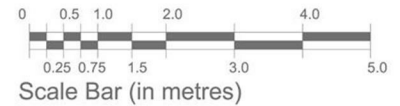
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor



Abbott Roberts Properties  
42 Broad Street, Canterbury  
Proposed Floor Plans

SCALE 1:50

**Paul Roberts**  
E. enquiries@paulrobertsassociates.co.uk  
T. 01227 403307 A. Suite 14, Millway Business Centre, Osborne Street, Canterbury, Kent CT1 2JA