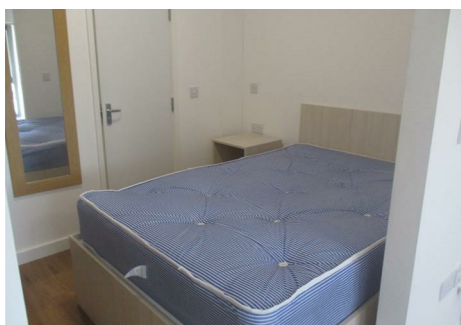
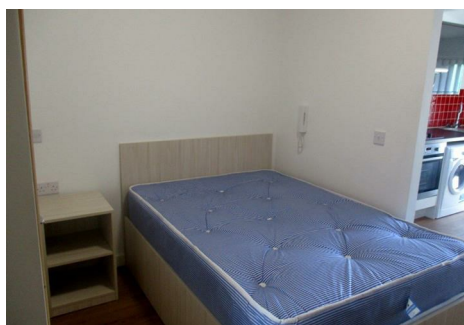




## 7 Kiln Court, 271 Sturry Road, Canterbury, Kent, CT1 1DS

£875 PCM

- STUDENT STUDIO
- FURNISHED PROPERTY
- DOUBLE BEDS
- 1 RECEPTION ROOMS
- ON STREET PARKING AVAILABLE
- COUPLES WELCOME
- NO PETS ALLOWED
- 1 BEDROOMS
- 1 BATHROOMS
- COURTYARD GARDEN

# 7 Kiln Court, Canterbury CT1 1DS

These studio apartments are furnished to a high standard, with a spacious living area, double bedroom area and en-suite bathroom. The kitchen areas are fully fitted with modern appliances including an oven and hob, microwave and washer/dryer. There is storage under the bed, and a desk and shelving fitted for those studying, or to provide a useful table for professionals. Outside there is a communal courtyard area to sit out in on sunny days, and a bicycle rack and the development has a gated entrance.

The development is in a convenient location, set back from the main Sturry Road, on the main bus route into town, just a short walk from the supermarkets.

Council tax band A

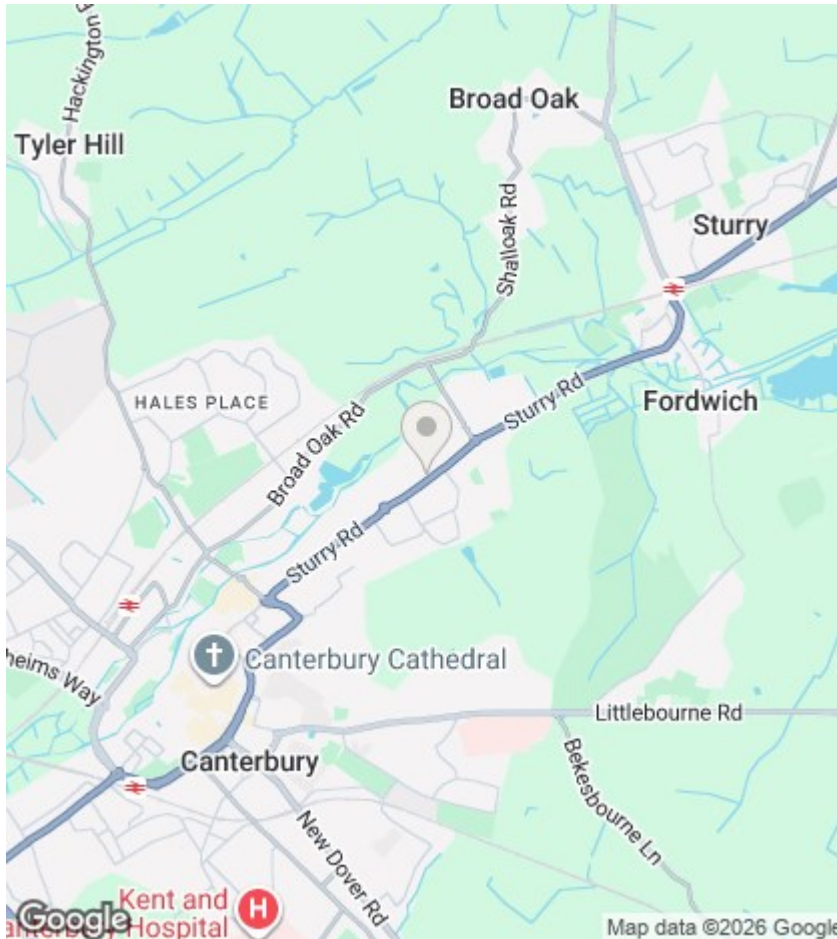


Council Tax Band: A









## Directions

## Viewings

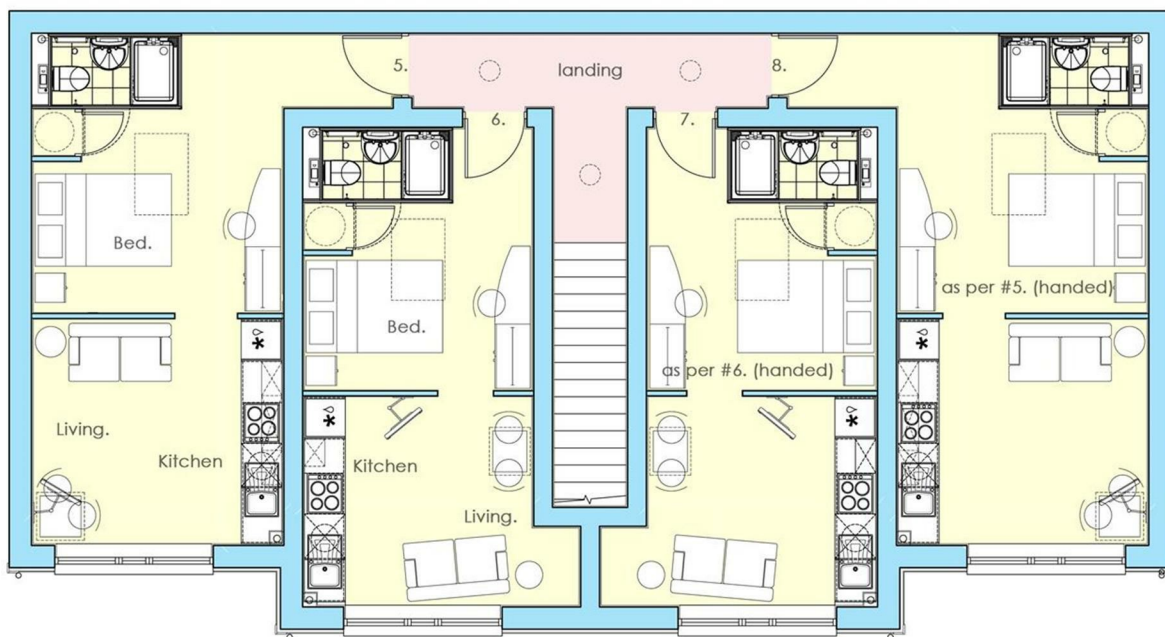
Viewings by arrangement only. Call 01227 788088 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 89                      | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |

First Floor Plan (nts)  
5&6 - 7&8 (handed)



Land r/o 273 to 279 Sturry Road

