



17a Downs Road, Canterbury, Kent, CT2 7AY

£2,985 PCM

- STUDENT HOUSE
- CLOSE TO UNIVERSITY OF KENT
- 6 BEDROOMS
- 1 RECEPTION ROOMS
- OFF ROAD PARKING
- BILLS PACKAGE AVAILABLE
- REDUCED SUMMER RENT
- DOUBLE BEDS
- 2 BATHROOMS

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STUDENT PROPERTY 2026 / 2027 - BILLS INCLUSIVE PRICE AVAILABLE AT £152.31 PER PERSON PER WEEK! *

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.

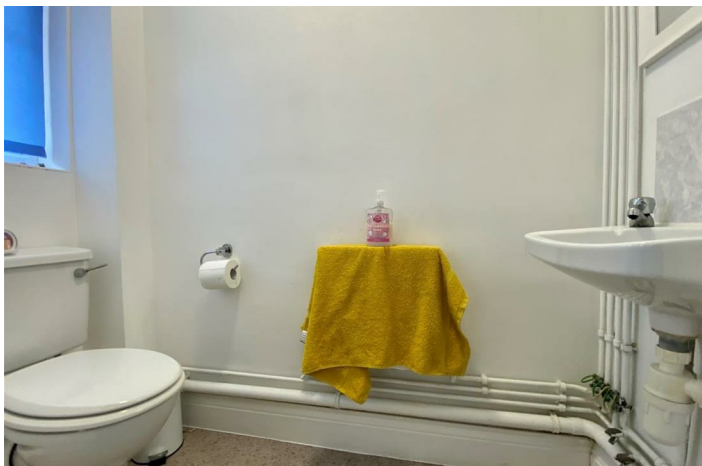
Call to view today!

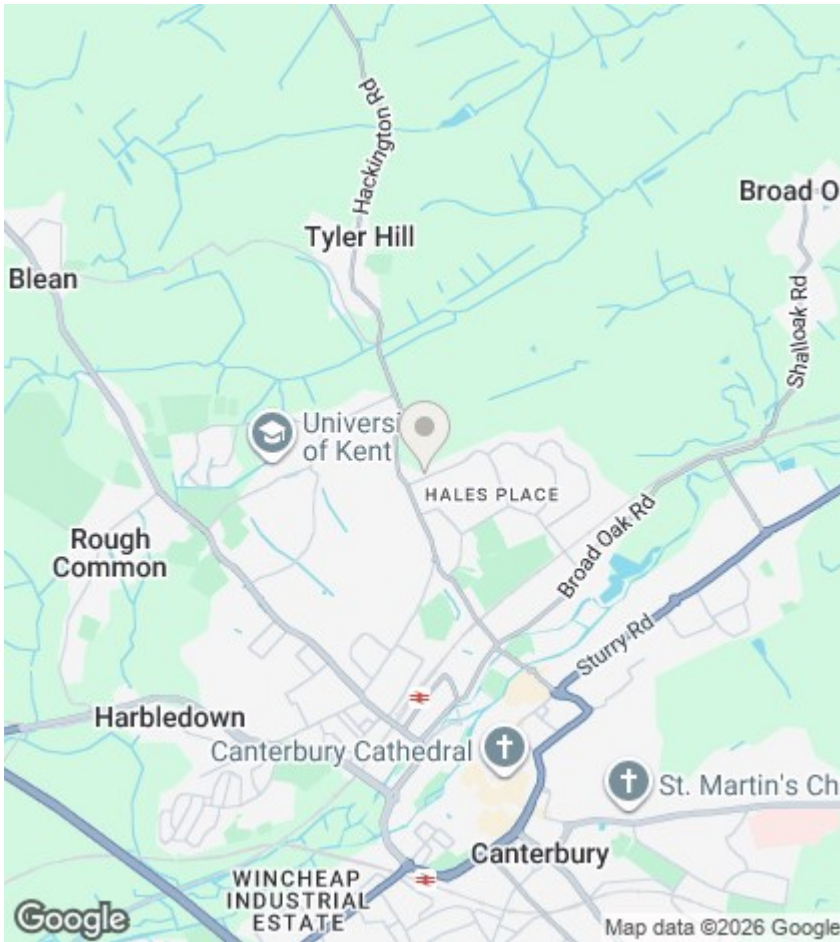
Council Tax band is D.

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



Council Tax Band: D





Directions

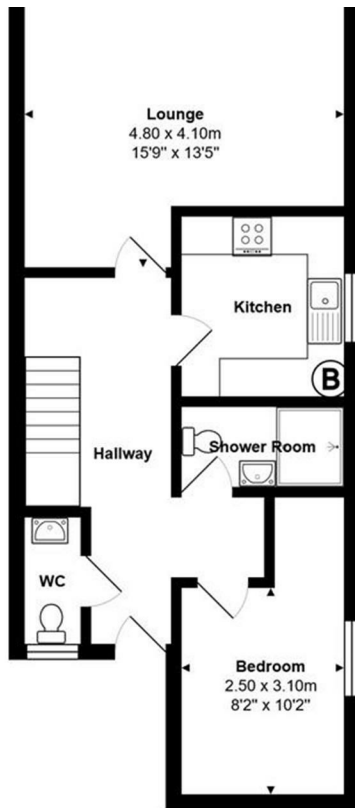
Viewings

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

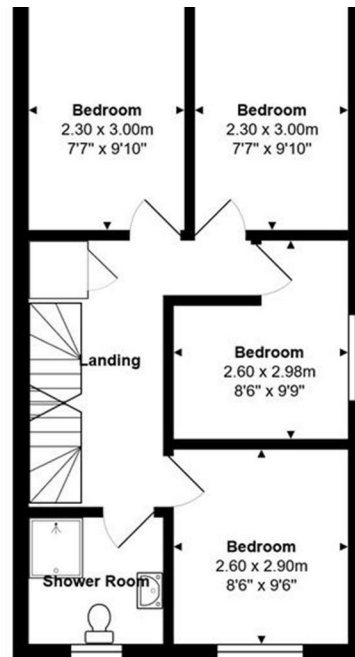
EPC Rating:

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