



## 88 Station Road West, Canterbury, Kent, CT2 8AN

£900 PCM

- STUDENT FLAT
- CENTRAL HEATING
- 1 BEDROOMS
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE
- FURNISHED PROPERTY
- NO PETS ALLOWED
- DOUBLE BEDS
- 1 BATHROOMS
- NO GARDEN

# 88 Station Road West, Kent CT2 8AN

STUDENT PROPERTY AVAILABLE FOR 2026/2027 - BILLS PACKAGE AVAILABLE £272.31 PER PERSON PER WEEK\*

One bedroom ground floor apartment is situated within walking distance of the City Centre and a short walk from UKC. This cosy and compact apartment would suit a single person or couple, looking for a home in a convenient location at a reasonable price. The property benefits from having its own entrance and gas central heating. Double bedroom, open plan living room/kitchen and a bathroom with bath and electric shower.

Call today to arrange a viewing.

\*Bills package subject to full occupancy for 12 months

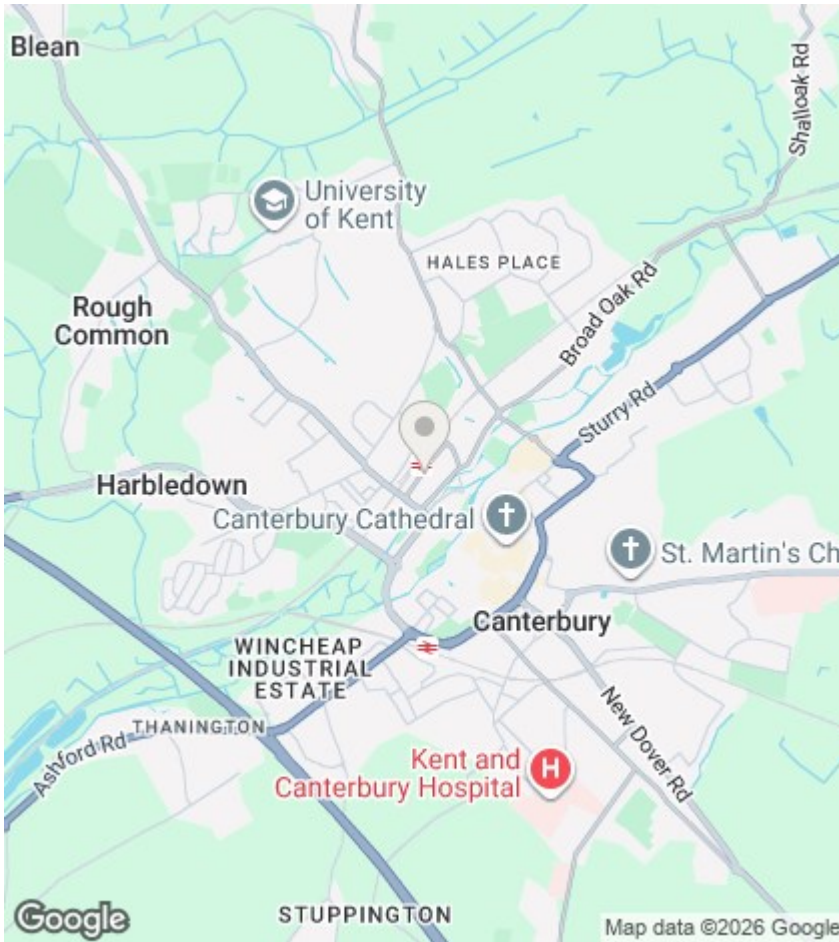
Council Tax Band for property is - Band C



Council Tax Band: C







### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(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	

## Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)

