



## Studio 1, 50a Lansdown Road, Canterbury, Kent, CT1 3JP

£950 Per Month

- Newly refurbished studio
- Close to Canterbury station
- Bright reception room
- Quiet Lansdown Road
- Bills included
- Modern kitchen and shower room
- New plumbing and wiring
- Contemporary conversion
- Perfect for singles
- Student Studio

# 50a Lansdown Road, Canterbury CT1 3JP

STUDENT STUDIO - UTILITY BILLS AND WIFI INCLUDED - HALF RENT JULY AND AUGUST

Nestled on Lansdown Road in the historic city of Canterbury, this charming first floor studio conversion is an ideal residence for students, particularly those attending Christchurch University, which is conveniently just a five-minute stroll away. This property offers a perfect blend of comfort and practicality, making it an excellent choice for those seeking a hassle-free living experience.

The studio features a well-designed reception area that seamlessly integrates with the sleeping space, providing a cozy yet functional environment. The accommodation includes a modern shower room, ensuring convenience for daily routines. The property comes fully furnished, featuring a small-sized double bed, a desk and chair for study purposes, a free standing wardrobe and essential white goods, making it ready for immediate occupation.

The kitchen is equipped with all necessary appliances, allowing for easy meal preparation and dining. Residents will appreciate the inclusive bills, which cover water, gas, electricity, and Wi-Fi, providing peace of mind and simplifying budgeting.

This studio is not only a comfortable living space but also a strategic choice for students looking to immerse themselves in university life while enjoying the vibrant atmosphere of Canterbury. With its prime location and thoughtful amenities, this property is a fantastic opportunity for those seeking a student rental in a bustling and historic city.



Council Tax Band: A



### Kitchen Area

This compact kitchen area features a practical white cabinetry unit with an integrated electric hob, multi function oven, and a stainless-steel sink. It is set against a muted wall with a large window providing natural light and views of the neighbouring rooftops. The floor beneath the kitchenette is protected with black laminate tiles, contrasting with the beige carpet covering the rest of the room, creating a clear and functional cooking space within a small living area.

### Bathroom

The shower room is neatly fitted with modern white sanitaryware, including a compact sink with a mixer tap beneath a mirror with a wooden frame, and a shower enclosure with textured panels that add a touch of natural stone effect to the space. The layout is efficient and bright, emphasising functionality within a small footprint.

### Shared Reception Room

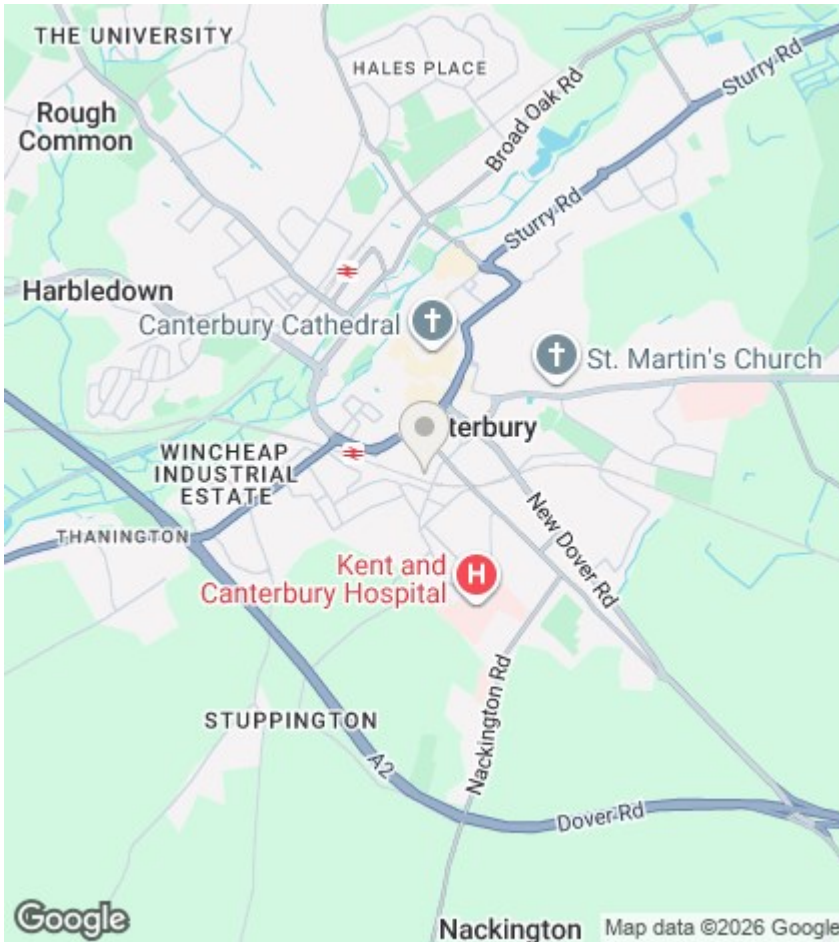
This versatile room offers a bright and inviting space featuring a bay window that allows plenty of natural light to fill the room. It is simply decorated with neutral walls and carpet, creating a blank canvas suitable for a living or dining area. Furnished currently with a small round yellow table and three contemporary wooden chairs, the room also benefits from a traditional wooden chest of drawers and a mirror, adding character and warmth to the space while maintaining a cosy, welcoming atmosphere.

### Bedroom Area

This well-proportioned room is finished with neutral tones and a fitted carpet, providing a calm, blank space ready to be personalised. It features a radiator beneath a window that offers views towards the street outside, and several electrical outlets along the walls. The simplicity of this space ensures flexibility for use as a bedroom or additional living area.

### Front Exterior

The exterior presents a traditional red brick façade typical of the area, with two bay windows providing character and curb appeal. The entrance to the studio is via the side behind a half glazed sage green painted. The street view shows a quiet residential area with similar neighbouring properties, suggesting a friendly and established community environment.



## 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>	80	80
(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 