

**32 Griffin, Westgate One, St Peters Street, Canterbury, CT1 2WS**

**£925 PCM**

- STUDENT STUDIO
- WIFI ENABLED
- ENSUITE BATHROOM/S
- MODERN PROPERTY
- FURNISHED PROPERTY
- 1 BEDROOMS
- DOUBLE BEDS
- COMPULSORY BILLS PACKAGE
- CLOSE TO CITY CENTRE
- COUPLES WELCOME

# 32 Griffin, St Peters Street CT1 2WS

STUDENT STUDIO AVAILABLE FOR 26/27 ACADEMIC YEAR (JUNE 2026)! AMAZING CENTRAL DEVELOPMENT WITH NEW EXCLUSIVE AMENITIES OFFERED! \*\*

Westgate One now benefits from a new exclusive shared space, which includes a Gym, Coffee Shop, study space and cinema room!

Contemporary student studio apartment with private kitchen and bathroom. Singles or couples welcome.. Westgate One, stylish, self-contained apartment situated right in the heart of Canterbury's vibrant commercial and leisure district next to the famous Westgate towers, the historic Gateway to the City. Built around a beautifully designed communal courtyard garden, each living space has been finished to an impeccable standard. This furnished studio apartment is ideal for quiet study, and yet still close to all the action, where you will find The Curzon cinema, The Cuban nightclub and Westgate Gardens. A communal laundry area with industrial scale machines and driers will make short work of the weekly wash. Being just a few minutes' walk from the Canterbury West train station and the bus stop for the 'UNI1' bus, this apartment is in an amazing location. Don't miss out, book a viewing today!

Council Tax band is A.

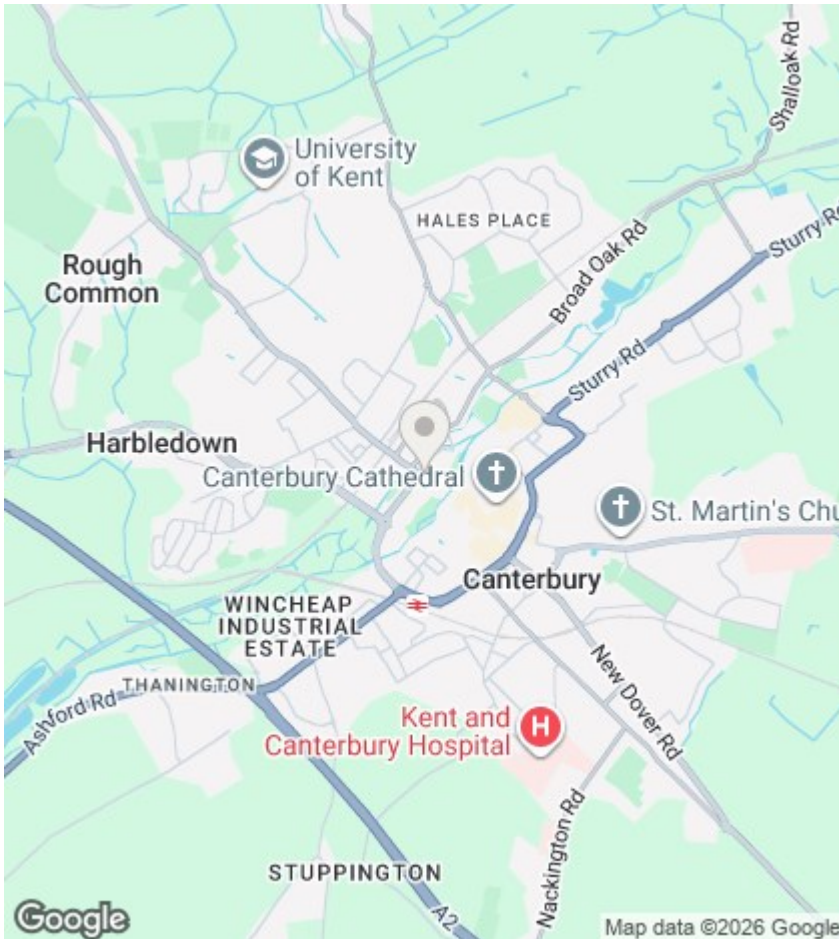
\*\* Price offered is exclusive of bills, a compulsory bills package of £220.00pcm will apply.



Council Tax Band: A







## Directions

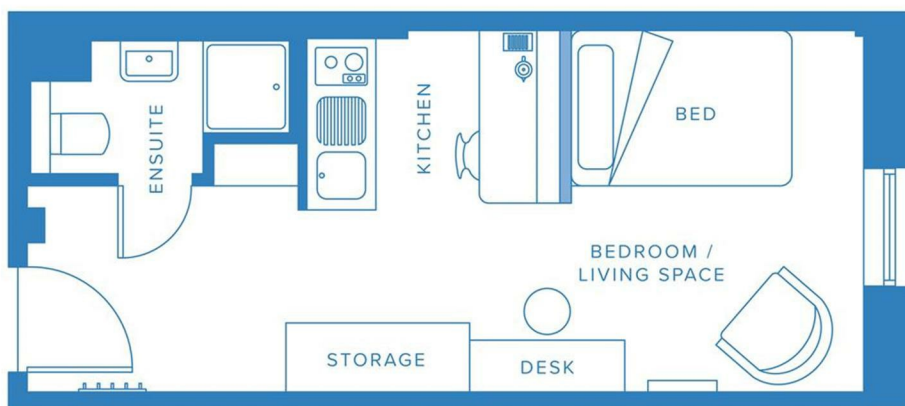
## Viewings

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) A			
(81-91) B		84	84
(69-80) C			
(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	



**WESTGATE**  
**ONE**  
**STYLE A**

Available in Club, Premium and Premium Plus