



17A Downs Road (Rooms available), Canterbury, CT2 7AY

£620 Per Calendar Month

- ROOMS AVAILABLE
- CLOSE TO UNIVERSITY OF KENT
- DOUBLE BEDS
- 2 BATHROOMS
- BILLS INCLUSIVE
- REDUCED SUMMER RENT
- 1 RECEPTION ROOMS
- OFF ROAD PARKING

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7AY

STUDENT PROPERTY 2026 / 2027 - DOUBLE ROOMS AVAILABLE!

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.

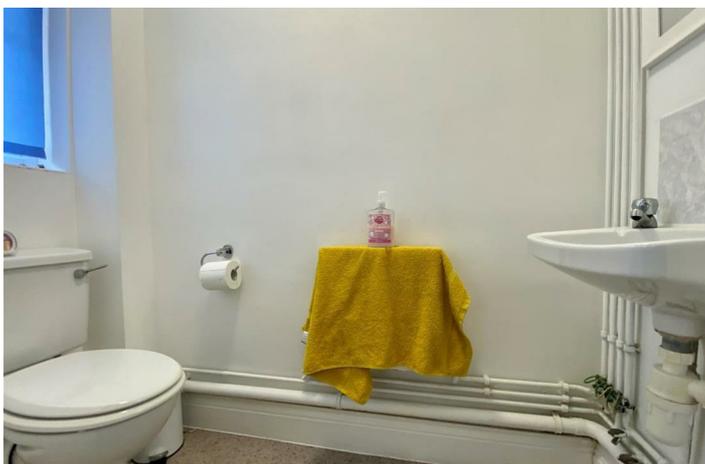
Call to view today!

Council Tax band is D.

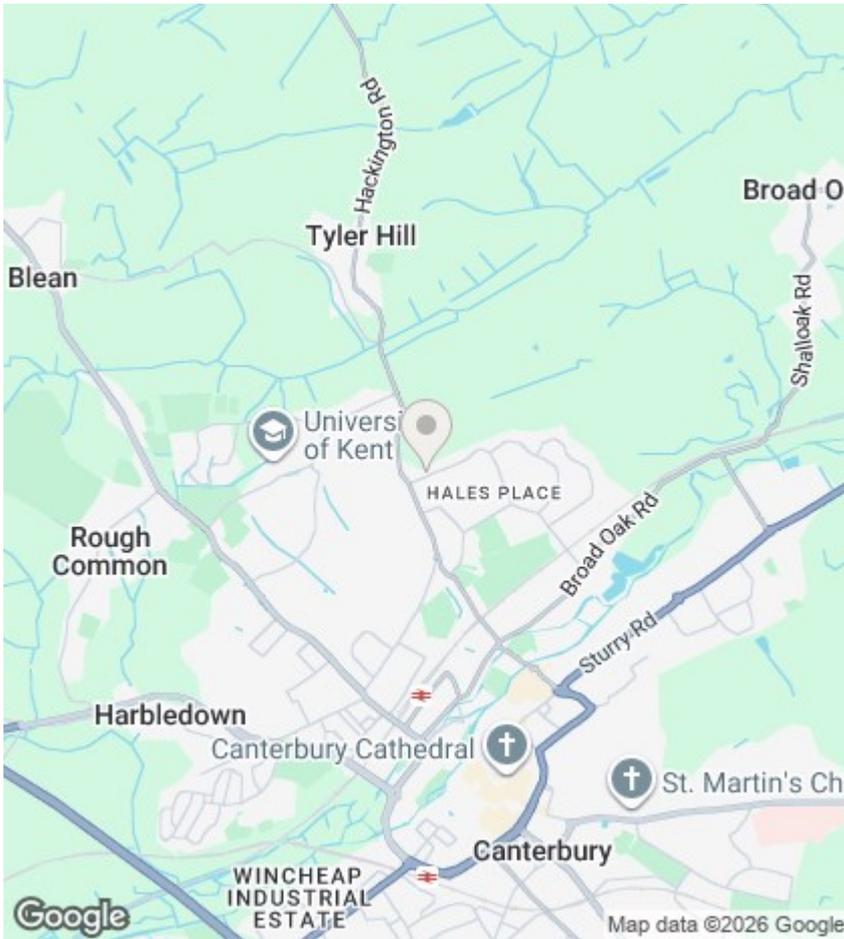
* Bills package offered based on a 12 month tenancy and subject to full occupancy.



Council Tax Band: D







Directions

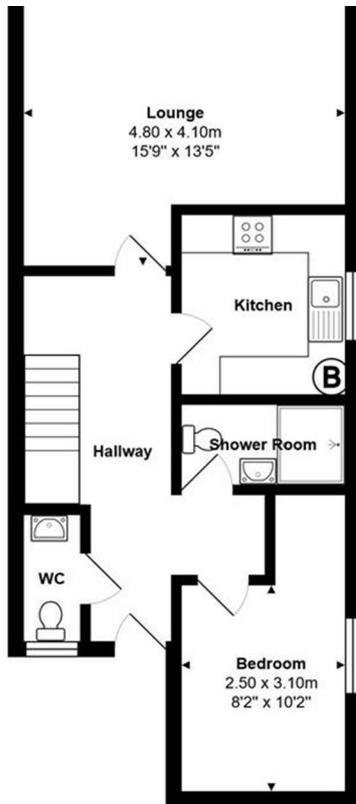
Viewings

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

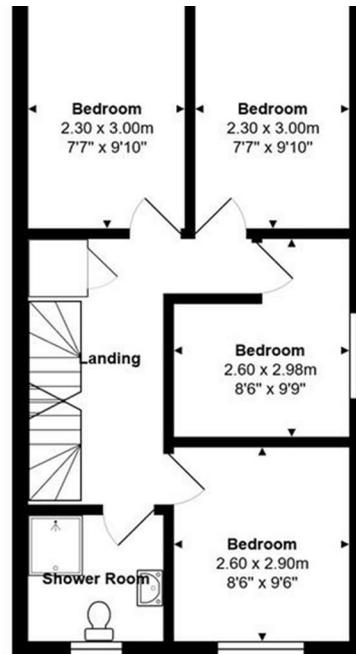
EPC Rating:

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