



## 28 Watling Street, Canterbury, Kent, CT1 2UD

£1,500 PCM

- LARGE CENTRAL HOME AVAILABLE
- FURNISHED PROPERTY
- DOUBLE BEDS
- 1 BATHROOMS
- BILLS PACKAGE AVAILABLE
- 4 BEDROOMS
- 1 RECEPTION ROOMS
- COURTYARD GARDEN

# 28 Watling Street, Kent CT1 2UD

LARGE HOUSE IN PERFECT CENTRAL LOCATION - IDEAL FOR SHARERS, STUDENTS OR FAMILIES! BILLS INCLUSIVE OPTION.

A little piece of Georgian splendour right in the heart of the city. Recently refurbished and decorated, this spacious four bedroom property arranged over three levels is less than a minutes' walk to the Whitefriars shopping centre and the bus station. The property boasts a light and spacious living, a kitchen/dining area with cooker and fridge, dining table and chairs. Over the first and second floors there are four double bedrooms each supplied with double beds, desks, chairs, wardrobes and chest of drawers. The property benefits from GCH, a modern shower room separate W/C, utility with washing machine and a large private courtyard garden to the rear.

Call today for a viewing.

\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

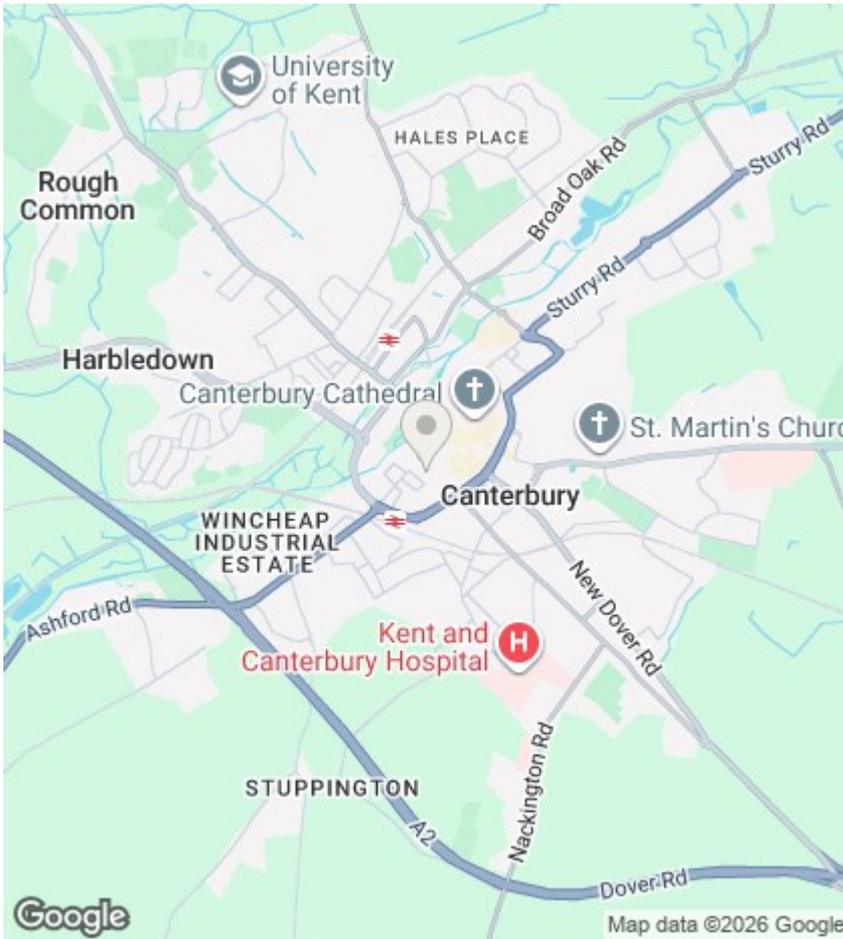
Council Tax band is D.



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			89
(69-80) C		71	
(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	