



2 St Edmunds Road, Canterbury, Kent, CT1 2PD

£1,300 PCM

- PROFESSIONALS & FAMILIES WELCOME
- WIFI ENABLED
- FURNISHED PROPERTY
- 1 BATHROOMS
- BILLS PACKAGE AVAILABLE
- 2 BEDROOMS
- 1 RECEPTION ROOMS
- COURTYARD GARDEN

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Charming City Centre Retreat with Separate Study

Nestled in a peaceful residential pocket of central Canterbury, this beautifully appointed two-bedroom home offers the ultimate blend of tranquility and vibrant city living. Designed for modern lifestyles, it provides a quiet sanctuary just moments from the energy of the historic high street.

Key Features

Two Generous Bedrooms: Bright, airy sleeping spaces designed for relaxation and comfort.

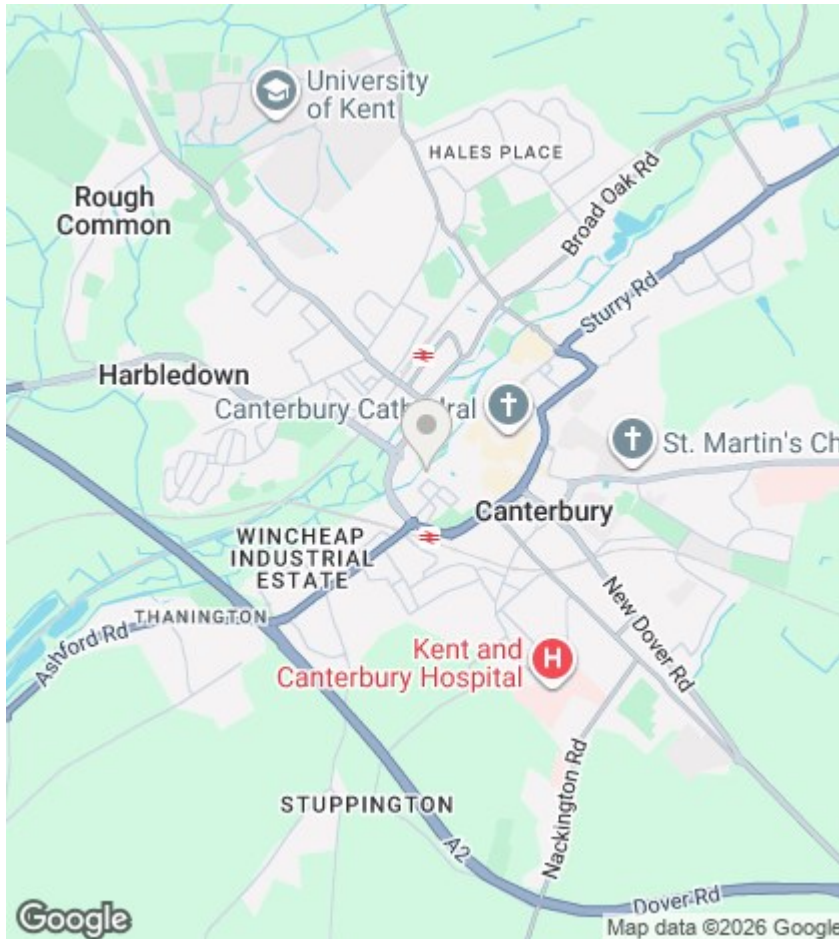
Dedicated Separate Study: The ideal setup for working from home, a private library, or a creative studio, keeping your living space strictly for downtime.

Quiet, Picturesque Setting: Tucked away on a tranquil street, ensuring peaceful evenings and quiet weekends away from city noise.



Council Tax Band: C





Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)

