

Let Agreed



## Queens Avenue

, Canterbury, Kent, CT2 8AY

Rental £400 pcm

5 bedroom House available 01 July 2024

73 St Dunstons Street, Canterbury, Kent, CT2 8BN

[info@studentplaces.com](mailto:info@studentplaces.com)

01227 656 210

Opening Times

Mon 10.00 - 16.00; Tues 10.00 - 16.00

Wed 10.00 - 16.00; Thurs 10.00 - 16.00

Fri 10.00 - 16.00; Sat Closed; Sun Closed



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\* Furnished

### Situation

**\*\*STUDENTS 24/25\*\*PRICE SHOWN PER PERSON PER MONTH\*\***5 bedroom house in St Dunstons area of Canterbury, making it great for UKC, CCCU & UCA. Also, only a short walk to Canterbury West station and the city centre. All rooms are fully furnished and ready to go, so please call us to arrange a viewing! Bills inclusive rent available. Deposit due per person.

### Accommodation

All measurements are approximate.

### Further Information

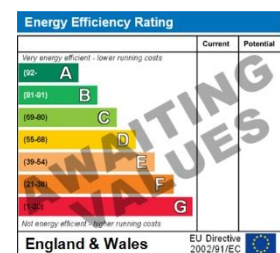
The deposit required is £150

The landlord is willing to rent this home to Student

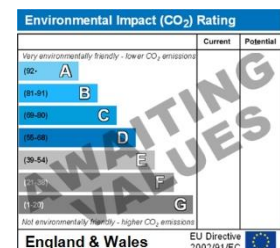
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2263

Creation Date: 08/05/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © English Homes Group, 2024. English Homes Group Registered in England No. 03257157



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