



# REGAL

— STUDENTS —



## 43 Queens Avenue

Canterbury, Kent, CT2 8BA

£1,350 PCM



This stunning ground floor two bedroom apartment offers spacious accommodation with an open plan lounge-kitchen-diner, two double bedrooms, en-suite to master and additional bathroom suite.

The kitchen offers a bespoke range of fitted units with fully integrated Neff appliances which includes two single ovens, induction hob, dishwasher and fridge-freezer plus waste disposal storage. There is a separate cupboard for a washing machine. Solid oak flooring to the lounge-dining area. A bathroom suite offers bath, wash hand basin with vanity unit under and WC. The en-suite offers shower cubicle with NK Porcelanoso double mixer shower unit over, wash hand basin with vanity unit under and WC.

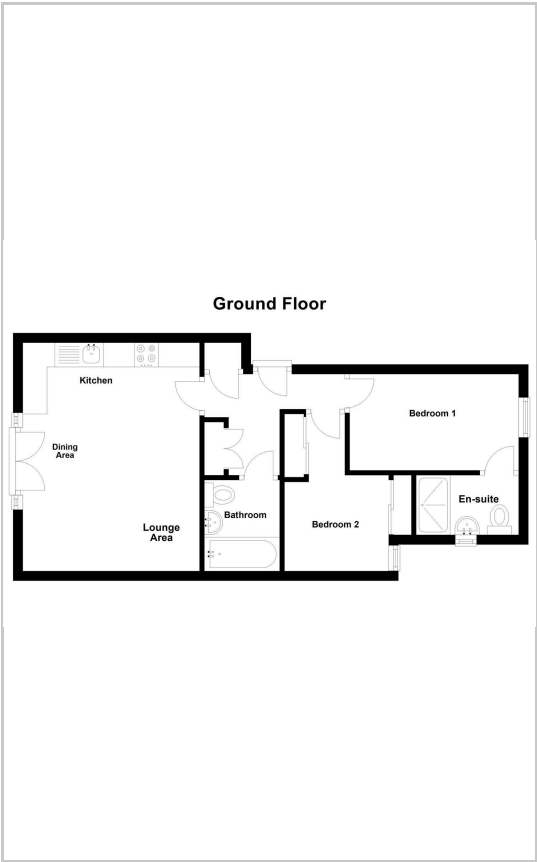
NOTE: Unfurnished. 12 Months. Parking available at additional £50 per calendar month. Council Tax Band B.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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