



REGAL  
— STUDENTS —



## 38 Godden Road

Canterbury, Kent, CT2 7BZ

£1,350 PCM



STUDENT HOUSE AVAILABLE 2024-25

- THREE BEDROOM STUDENT LET IN HALES PLACE!

- 2 DOUBLES/1 SINGLE

- MODERN KITCHEN

- LOUNGE/DINER

- BATHROOM WITH SHOWER OVER BATH

- HALF RENT JULY, FULL RENT AUGUST

- Bill packages are available through a third party company. Please contact us direct for a quote.

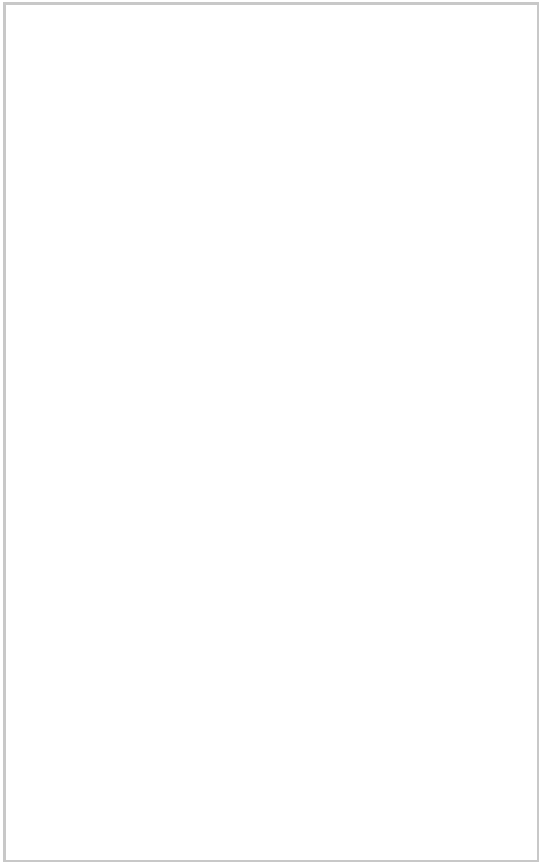
- Students require an England based guarantor or to pay in advance. Housing hand will be accepted too.



## 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>		
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Castle Street, Canterbury, Kent, CT1 2PY  
 Tel: 01227 767200 Email: lettingssales@regal-estates.co.uk