



**54 BALDOCK ROAD
CANTERBURY**

PCM £1,400 PCM

- Brand New
- Detached
- Master En-Suite Bedroom
- Cloakroom
- Gas Central Heating
- Garage And Parking For 2 Cars
- Short Commute To City Centre
- Double Glazing

ABOUT

BRAND NEW DETACHED FAMILY HOME Miles and Barr are delighted to bring to the market this brand new three bedroom detached home, situated just a short commute to Canterbury city centre. Offering bright and airy accommodation, finished to the highest possible standard and thoughtfully laid out, it is sure to impress! The ground floor offers entrance hallway, cloakroom, spacious lounge and kitchen/dining room with all AEG integrated appliances. The first floor comprises master en-suite bedroom with two further generous bedrooms (one with built in wardrobe) plus family bathroom. Outside offers good sized enclosed rear garden, garage and off street parking for 2 cars. Council tax band D.

LOCATION

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins)."

DESCRIPTION

Lounge 13'10" x 13'0"

Kitchen/diner 16'7" x 9'4"

Cloakroom 5'11" x 4'9"

Bedroom One (Master) 13'0" x 9'9"

En-Suite Shower Room 5'4" x 5'4"

Bedroom Two 9'3" x 8'5"

Bedroom Three 12'8" x 7'0"

Bathroom 7'0" x 5'10"



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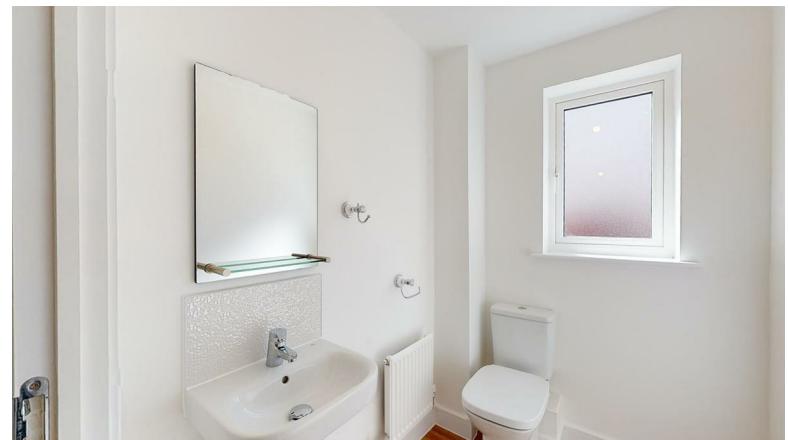
YOUR PROPERTY AGENT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95	
(81-91)	B	84	
(69-80)	C		
(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	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure