



Plot 3 / No.2 St James Place, The Street, Canterbury

In Excess of **£325,000**



Plot 3 / No.2 St James Place, The Street

, Canterbury

*** ALL INCENTIVES APPLY ***

- £1,500 Cashback towards Furniture * **upon legal completion**
- Gas & Electricity Paid for the First 6 Months * **Standard usage terms apply per house type based on Ofgem cap at the time of purchase.**
- Council Tax Paid for the First 6 months.
- £300 cash back towards moving expenses * **upon legal completion.**
- £300 Cash back towards Home and Contents insurance. * **upon legal completion.**

*Applicable on all reservations made up until 31st December 2023

St James Place is a stunning brand new development offering seven, semi detached and detached homes located on a private road just off The Street, in the pretty village of Staple. These brand new homes are being built by a reputable local builder to a high quality finish, all homes come with integrated kitchen appliances, two parking spaces, and an ICW 10 year warranty.

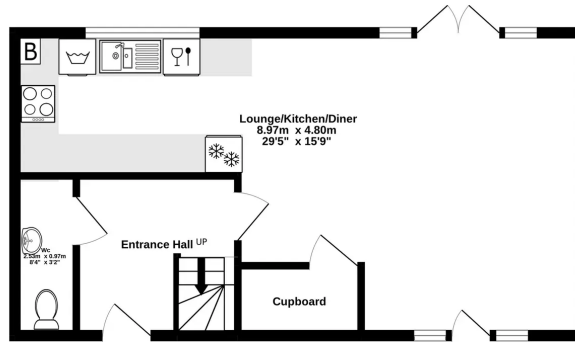
SUSTAINABILITY & LOW RUNNING COSTS!

All Homes Have a B EPC Rating Sustainable Timber Frame structures Double Glazed Windows with Argon Gas to keep heat in Plots 3 - 150mm of insulation to all External Walls Plot 1 - Tun House has 300mm of Insulation to its external Walls 400mm of Attic Insulation to all Homes AVAILABILITY Plot 1 / Tun House - 4 Bed Detached House - £500,000 Plot 3 / No.2 - 2 Bed Semi Detached House - £345,000 Plot 4 / No.3 - 4 Bed Semi Detached House - £475,000 A specification list available upon request. *Subject to changes. The specification may be subject to some

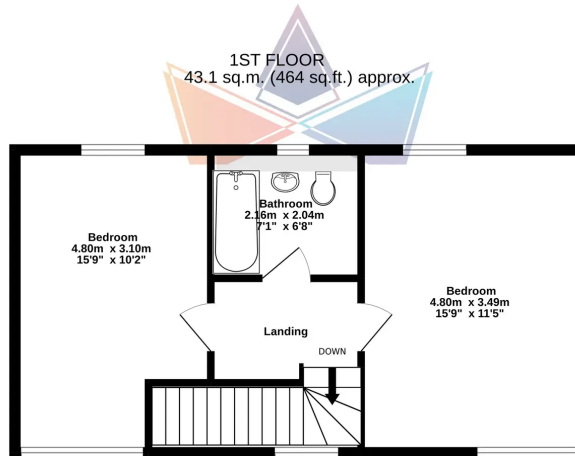




GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 86.1 sq.m. (927 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure