



73A OXFORD ROAD  
CANTERBURY

PCM £2,250 PCM

- STUDENT PROPERTY 2021/22
- Spacious And Well Presented
- Three Bathrooms
- Large Open Plan Kitchen/Lounge/Diner
- Half Rent for July and August

## LOCATION

### "LOCAL AREA

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 Beane 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)."

## ABOUT

\*STUDENTS 2021/2022 - 5 BEDROOMS + 3 BATHROOMS\* Miles and Barr are pleased to bring to the student letting market, this five bedroom FULLY FURNISHED house, located in the popular area of Wincheap, just a short walk to the city centre with its wealth of cafes, bars and restaurants, plus great transport links to both Universities. Offering light and spacious accommodation and neutrally decorated throughout the ground floor offers open plan kitchen/dining/lounge area, a double bedroom and shower room. The first floor comprises two further double bedrooms, one single and a bathroom. Additionally there is a smart attic conversion offering an en-suite double bedroom. It also benefits from off street parking, DG, GCH and large rear garden. A gardener will maintain the rear of the property throughout the year. Half rent for July and Aug 2021.

## DESCRIPTION

Lounge 12'2" x 10'5"

Dining Area 10'5" x 10'0"

Bedroom One - ground floor 12'9" x 10'11"

Shower Room 3 x 8'09

Bedroom Two 12'8" x 8'11"

Bedroom Three 9'9" x 9'7"

Bedroom Four - single 9'8" x 6'8"

Bathroom 5'05 x 6'05

Bedroom Five - attic conversion 19'9" x 17'8"

En Suite 5'06 x 7'02



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(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](http://www.milesandbarr.co.uk/referral-fee-disclosure)