



36 PRETORIA ROAD
CANTERBURY

£3,500 PCM

- Students 2021-22
- Eight Bedroom
- Two Shower Rooms
- Modern Furniture
- Off Street Parking for Three Cars
- Rear Garden
- Short Walk to Canterbury Christ Church University

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 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).

ABOUT

8 BEDROOM STUDENT HOUSE 2021/22 - BILLS INCLUDED Miles and Barr are delighted to offer to the market this eight bedroom semi-detached FULLY FURNISHED student accommodation, situated less than ten minute walk to Canterbury Christ Church University and within easy access to the city centre, with its wealth of bars, cafes and restaurants. The ground floor accommodation comprises the entrance porch, hallway, open plan kitchen/diner, three double bedrooms and a shower room. The first floor offers three further double bedrooms, two singles, another shower room and separate WC. It also benefits neutral decor and mostly laminate flooring throughout, modern furniture, GCH, DG and off street parking for upto 3 cars. Bills included are Gas, Water, Electric, Internet and Council tax.

DESCRIPTION

Entrance Porch

Entrance Hallway

Kitchen/Diner 16'11" x 15'1"

Utility Room 9'10" x 6'11"

Bedroom One 12'9" x 10'11"

Bedroom Two 10'11" x 10'1"

Bedroom Three 10'2" x 9'5"

Bathroom

FIRST FLOOR

Bedroom Four 10'11" x 6'11"

Bedroom Five 11'9" x 7'9"

Bedroom Six 10'11" x 9'10"

Bedroom Seven 12'11" x 9'10"

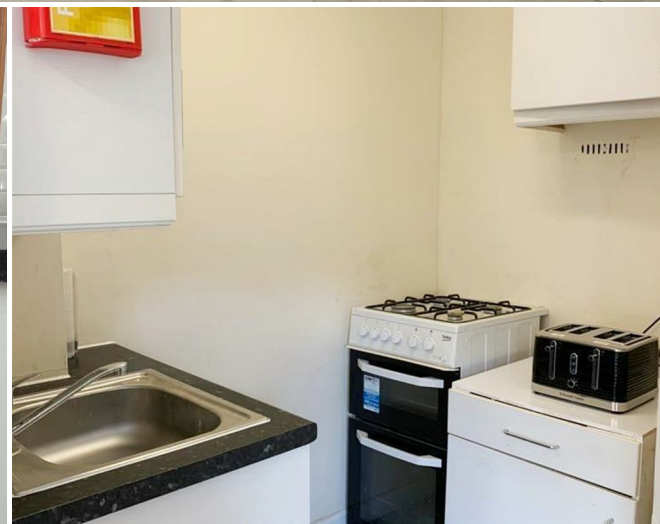
Bedroom Eight 10'2" x 9'5"

Shower Room 7'2" x 4'2"

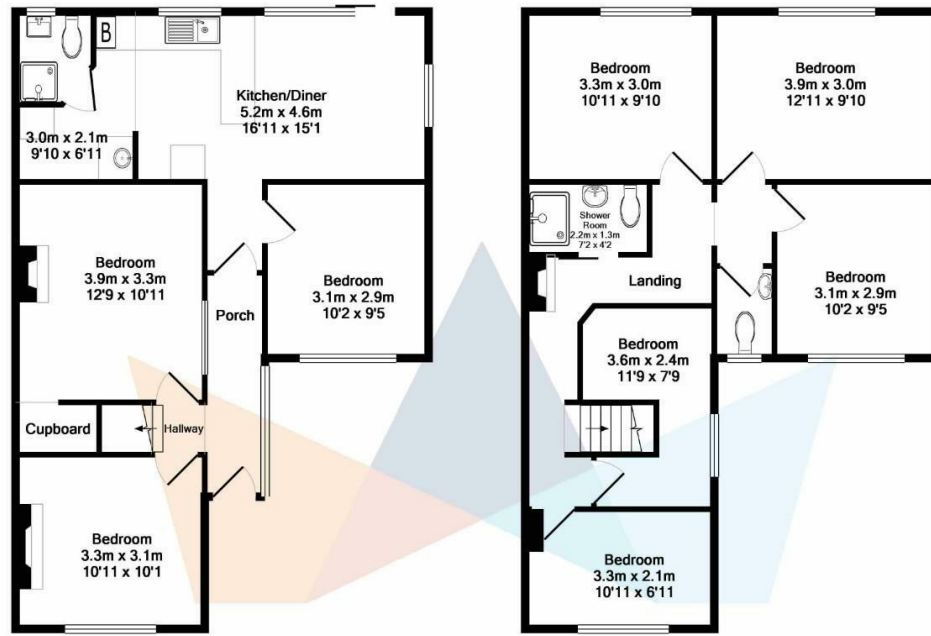
OUTSIDE

Driveway Parking

Rear Garden



36 PRETORIA ROAD CANTERBURY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(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