



**13 QUEENS AVENUE**  
**CANTERBURY**

**£2,000 PCM**



- Student Let for 2021/22
- GCH and DG
- 5 Minute Walk To City Centre

- Furnished
- Well Presented
- Off Street Parking

## ABOUT

\*STUDENTS 2021/2022 - HALF RENT FOR JULY & AUGUST 2021\* Miles and Barr are delighted to present to the student market this five bedroom house in the sought after location of Queens Avenue. Ideally located with a spacious green area to the front and being just a 5 minute walk to the city centre with its wealth of bars, cafes and restaurants. The ground floor consists of hallway, cloakroom, spacious lounge/dining room, kitchen/breakfast area and a fifth bedroom. On the first floor there are four further bedrooms, two double and two spacious single and a shower room. Externally, the property benefits from a large garden that is mostly laid to lawn and off street parking for multiple cars to the front. It also benefits GCH, DG and an EnviroVent system to help the ventilation throughout the property. STUDENTS ONLY. No pets or smokers.

## 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 recently refurbished 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).

## DESCRIPTION

### Ground Floor

Kitchen 8'10 x 12'10 (2.69m x 3.91m)

Lounge 20'10 x 10'04 (6.35m x 3.15m)

### WC

Bedroom Four 10'00 x 7'10 (3.05m x 2.39m)

### First Floor

Bedroom One 13'09 x 8'11 (4.19m x 2.72m)

Bedroom Two 11'04 x 8'00 (3.45m x 2.44m)

Bedroom Three 10'05 x 9'04 (3.18m x 2.84m)

Bedroom Five 9'03 x 8'00 (2.82m x 2.44m)

Bathroom 6'01 x 6'01 (1.85m x 1.85m)

### Exterior

Garden

Off Street Parking



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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 accordance with the Property Misdescriptions Act (1991) 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.