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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 only 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:



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(A) (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



YOUR PROPERTY AGENT

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RED ROBIN IFFIN LANE, CANTERBURY



RED ROBIN IFFIN LANE
CANTERBURY

£3,250 PCM

- Stunning Farmland Views
- 5 Bedroom New Build
- Ample Parking and Garage
- 3 Bathrooms
- Fully Equipped Kitchen and Utility
- Easy Access To City Centre
- Grammar Schools Close By

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

STUNNING FARMLAND VIEWS WITH THIS 5 BEDROOM NEW BUILD HOUSE Miles and Barr are delighted to bring to the market this wonderful exclusive property, enjoying an elevated position, affording extensive farmland views and enjoying the peace and tranquility of the countryside. It offers a contemporary theme throughout and has been built to high specifications including marble worktops, bifold doors to both the lounge and kitchen areas, integral appliances and three bathrooms. There is a ground floor wet room as well as and en-suite to the master bedroom plus a family bathroom. This stunning new family home is surrounded by fields and the Kent countryside as far as the eye can see but at the same time it is only a few minutes drive to the retail park and supermarket in Wincheap and a short distance to the City Centre as well as two mainline stations and the high speed rail that will get you to London within an hour. There is ample parking for several cars as well as a garage to the side. Great family home. Strictly no smokers, no pets, available early January.

DESCRIPTION

Lounge 19'4" x 15'7" (5.90 x 4.76)

Kitchen/Dining Room 24'6" x 13'1" (7.48 x 4.00)

Utility Room 7'2" x 5'7" (2.19 x 1.72)

Wet Room - ground floor 7'0" x 6'7" (2.14 x 2.03)

Bedroom One - first floor 19'0" x 13'10" (5.81 x 4.23)

Bedroom One - En-suite 7'11" x 6'1" (2.43 x 1.87)

Bedroom Two - first floor 19'0" x 11'11" (5.81 x 3.65)

Bedroom Three - first floor 14'11" x 9'3" (4.55 x 2.82)

Bedroom Four - ground floor 13'2" x 11'10" (4.03 x 3.61)

Bedroom Five - ground floor 9'7" x 9'4" (2.93 x 2.86)

Bathroom - first floor 8'0" x 7'4" (2.46 x 2.25)

