



BLACK GRIFFIN LANE
CANTERBURY

£1,100 PCM

- Characterful Property
- Two Receptions

- Great Location
- Close To City Centre

ABOUT

CHARACTER HOME IN GREAT LOCATION Miles and Barr are pleased to bring to the rental market this characterful, two bedroom, end of terrace house situated just a short walk to the city centre with its array of cafes, theatre and retail opportunities. Both train stations are also just a 10 minute walk away. Boasting lots of original features the ground floor comprises lounge, separate dining room and kitchen leading to a good size rear garden. The first floor offers one spacious double, one single and family bathroom. Council tax band C. Sorry no students or pets.

LOCATION

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).

DESCRIPTION

Lounge 11'5" x 10'0" (3.49 x 3.05)

Dining Room 11'4" x 10'10" (3.46 x 3.31)

Kitchen 9'10" x 6'1" (3.0 x 1.86)

Bedroom One 11'3" x 11'0" (3.45 x 3.36)

Bedroom Two 11'5" x 7'10" (3.50 x 2.40)

Bathroom 9'11" x 6'1" (3.04 x 1.87)



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF

t. 01227 200600 e. contactteam-

lettings@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

