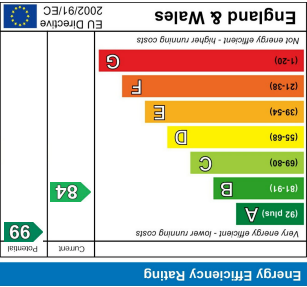


www.milesandbarr.co.uk/referral-fee-disclosure

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:



13 RHONDDA VALE
CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t. 01227 200600 e. canterbury@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT



13 RHONDDA VALE
CANTERBURY

OFFERS IN EXCESS OF £220,000

- No Chain
- Not Been Lived In
- Ready To Move Into
- Two Bedroom Terrace Home
- Rear Garden
- Allocated Parking
- Viewing Recommended

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 miles of 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.

SPORT AND LOCAL 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 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.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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

ABOUT

**** NO CHAIN****

Miles and Barr are delighted to offer to the market this lovely two bedroom new build home, which has not been occupied, situated in the popular village location of Aylesham, just a short drive from Canterbury. The ground floor accommodation comprises Entrance/ Hallway, WC, Lounge and fitted kitchen with Patio doors to the garden. The first floor is made up of two double bedrooms and the family bathroom. There is a rear garden mainly laid to lawn and an allocated parking space outside. Please call Miles and Barr as the Sole Agent to arrange all viewings.

DESCRIPTION

Entrance
Lounge 11'11 x 12'10 (3.63m x 3.91m)
Kitchen 7'5 x 12'10 (2.26m x 3.91m)
WC 3'5 x 6'4 (1.04m x 1.93m)
First Floor
Landing
Bedroom 12'10 x 7'4 (3.91m x 2.24m)
Bathroom 6' x 6' (1.83m x 1.83m)
Bedroom 9'5 x 11' (2.87m x 3.35m)
Exterior
Allocated Parking
Rear Garden

