



**PARKLAND ROAD**  
**HERNE BAY**

**PCM £1,600 PCM**



- Wonderful Location In A New Development
- En-Suite To Master Bedroom
- Downstairs WC
- Kitchen and Utility With ALL APPLIANCES
- Easy Access To Herne Bay High School
- Council Tax Band – TBC NEW BUILD

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

## ABOUT

\* BRAND NEW DETACHED HOUSE IN EDDINGTON PARK \* A fantastic opportunity to rent a brand new three home within an award-winning development which includes the Herne Bay Sports Hub. These stunning houses have been professionally designed with contemporary kitchens and bathrooms and spacious accommodation throughout. This property enjoys a quiet location backing on to the cricket ground and overlooking a lake and grassland to the front. The property accommodation comprises entrance hallway, downstairs WC, fully equipped kitchen/diner, separate utility room, large lounge with French doors leading out to its private garden. The first floor offers 3 double bedrooms, master bedroom with a wonderful en-suite and a family bathroom. There is a driveway for 2-3 cars plus another recess parking area to the front. It really is a joy to view. One pet considered, no smokers, available NOW.

## DESCRIPTION

Ground Floor

Entrance

WC

Lounge 19'7 x 11'5

Kitchen/Diner 19'7 x 8'4

Utility Room 8'10 x 6'1

First Floor

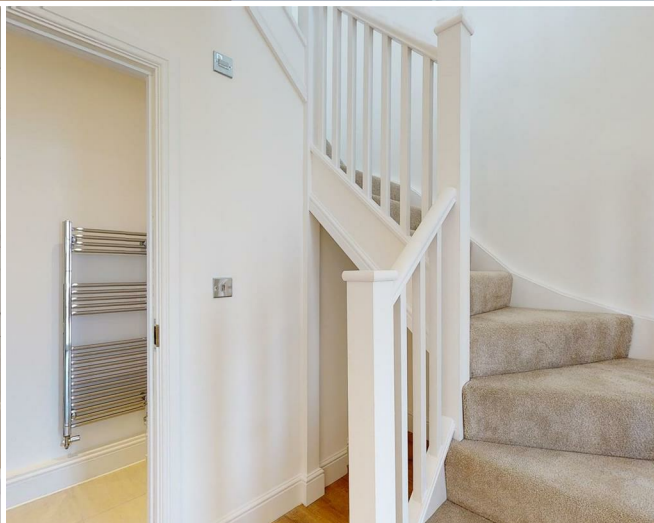
Bedroom One 13'11 x 8'4

En-Suite

Bedroom Two 11'5 x 10'7

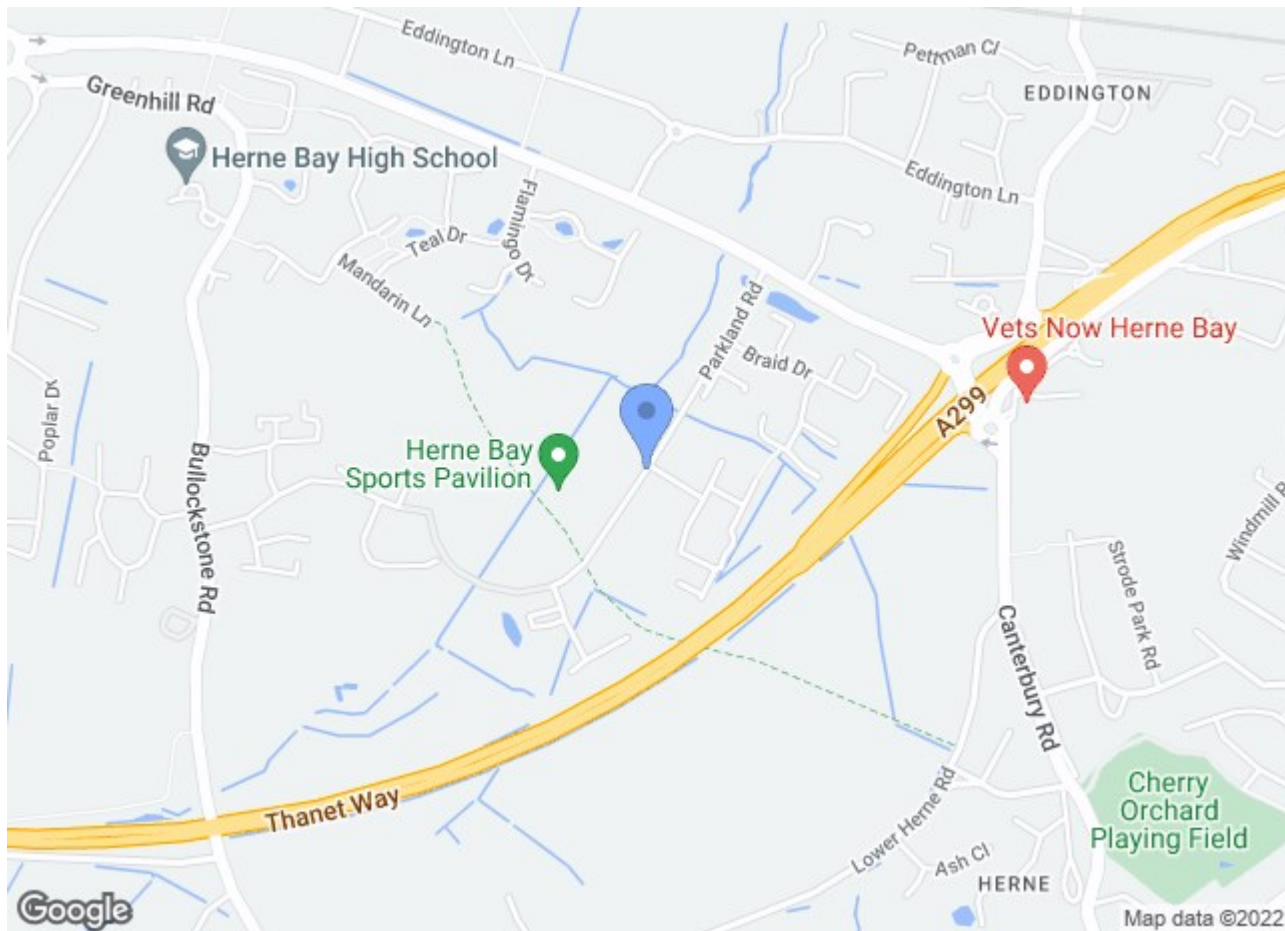
Bedroom Three 11'5 x 8'7

Bathroom





# PARKLAND ROAD HERNE BAY



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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:

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