



14 Miller Avenue,
Canterbury, Kent, CT2 8PA



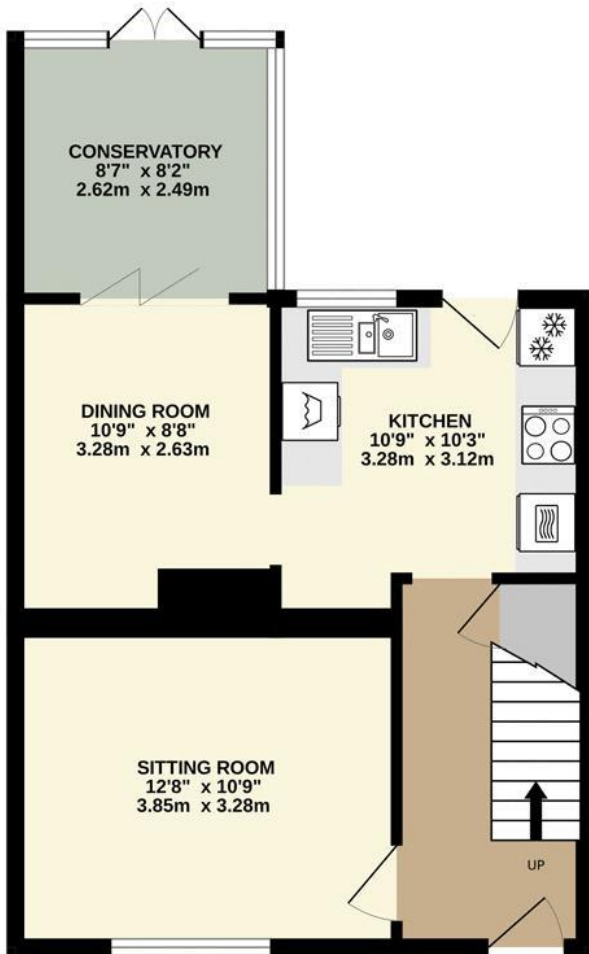
A modern terrace house offering well-proportioned accommodation for student rooms and communal facilities. On the ground floor is a comprehensive kitchen with a door opening to the garden and dining room opening onto a conservatory. There is a double bedroom on the ground floor and on the first floor are two further double bedrooms, bathroom with shower over bath and a study. The property benefits from gas fired central heating and double-glazed windows and doors. There is an enclosed rear garden with a patio, lawn and shingled area.

The property is located within walking distance of the City centre offers a comprehensive range of shopping and leisure facilities and a wide selection of Primary and Secondary schools. Both the University of Kent and Christchurch University are nearby. Canterbury West station offers High-Speed train services to London St. Pancras with a journey time of approx. 55 mins.

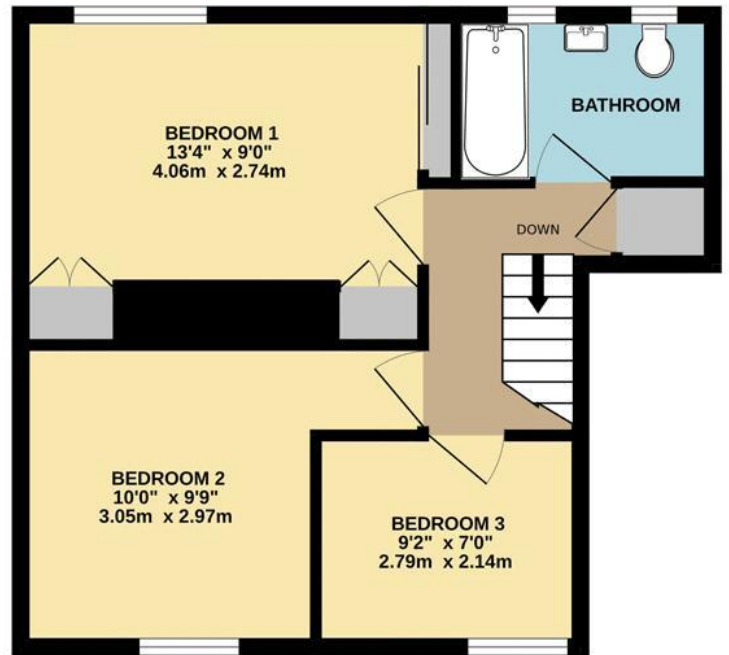
£1,400 pcm
Furnished



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

No Pets, No smokers

Security Deposit £1615

One months rent in advance

£323(1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlord

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email lettings@charlesbainbridge.com



Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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