



9 Cobden Place, Canterbury  
£1,100 pcm



## 9 Cobden Place

Canterbury, Canterbury

**\*ONE BEDROOM HOUSE IN CENTRAL LOCATION\*** Miles and Barr are delighted to bring to the rental market, this UNFURNISHED, one bedroom, semi-detached house, ideally located in a quiet development just off of the desirable Kings Mile. Once you have parked your car on the designated driveway, all the conveniences of city life are on your doorstep including cafes, pubs, retail opportunities, restaurants, historical sites and river walks a plenty! Neutrally decorated throughout, the property comprises entrance hallway leading to a spacious dual aspect lounge/dining/kitchen area which also comes complete with appliances and floor to ceiling windows allowing natural light to flood in. There is also a useful WC off the hallway too. Upstairs you will find a master en-suite bedroom, with vaulted ceiling and eaves storage. Outside offers off street parking for 1-2 cars. Sorry, no pets or students. Council tax band C.

EPC rating C.

To check broadband and mobile phone coverage please visit Ofcom here: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

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.





**Reception Room**  
17' 3" x 9' 4" (5.25m x 2.84m)

**WC/Cloakroom**  
5' 7" x 3' 1" (1.70m x 0.93m)

**Kitchen**  
9' 3" x 7' 10" (2.82m x 2.40m)

**Bedroom**  
13' 8" x 12' 3" (4.16m x 3.74m)

**Ensuite**  
7' 2" x 4' 11" (2.19m x 1.50m)





## Miles & Barr Lettings

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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these lettings 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. All photographs, measurements, floorplans and distances referred to are given as a guide.