



Leo Aerodrome Road  
Bekesbourne, Canterbury, CT4 5EX

£1,400 Per Calendar Month



# Leo Aerodrome Road

Bekesbourne, Canterbury, CT4 5EX



## Living Room

16'2" x 11'8" (4.93 x 3.56)

## Kitchen

10'0" x 8'11" (3.06 x 2.73)

## Bathroom

7'0" x 5'7" (2.14 x 1.71)

## Master Bedroom

12'5" x 11'8" (3.80 x 3.56)

## Bedroom

9'11" x 8'11" (3.04 x 2.74)

## Conservatory

## Outside

Fair sized garden mainly laid to lawn with wooden shed to the back of the garden. A large paved patio area immediately outside the conservatory door with access to the front driveway taken from the side gate.

## General Information

Rent £1,400.00 per calendar month

Deposit £1,615

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Canterbury City Council - Band C

EPC Rating D - 65

Conditions Regret no smokers permitted

Minimum Household Income Required £42,000 per annum

Photographs & Virtual Tour taken June 2024

Verified Material Information

Council tax band: TBC

Council tax annual charge: £2,008.64

Property type: Semi-Detached Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating via Gas combi boiler

Heating features: Double glazed windows

Broadband: TBC

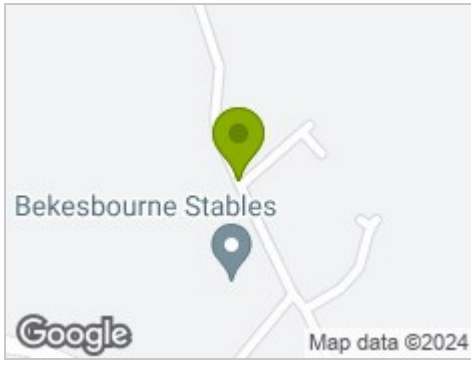
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - 3 car parking space

Building safety issues: No



## Road Map



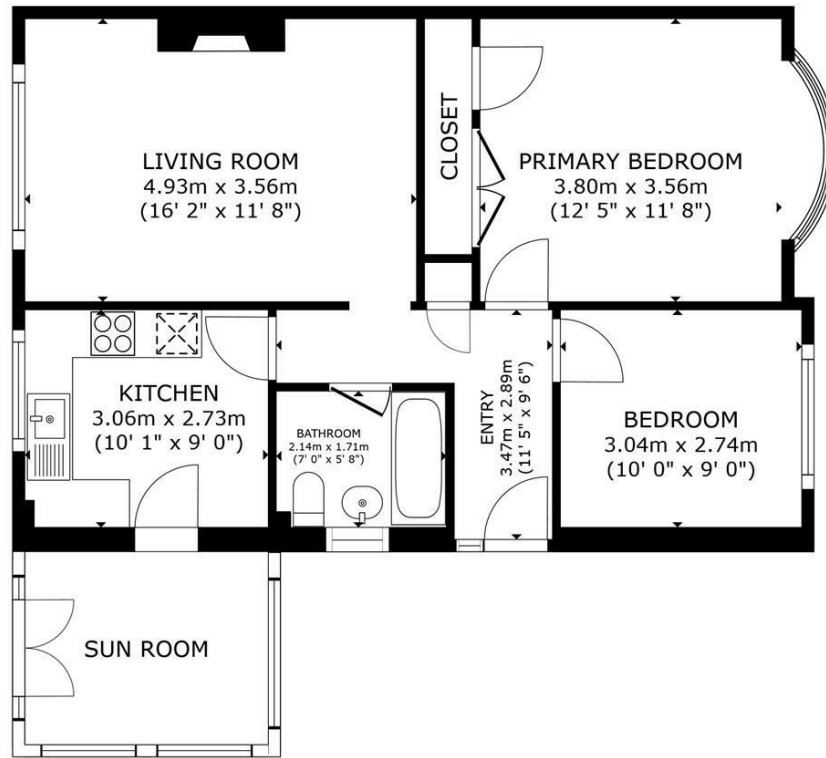
## Hybrid Map



## Terrain Map



## Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 71.0 m<sup>2</sup> (765 sq.ft.)  
TOTAL : 71.0 m<sup>2</sup> (765 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

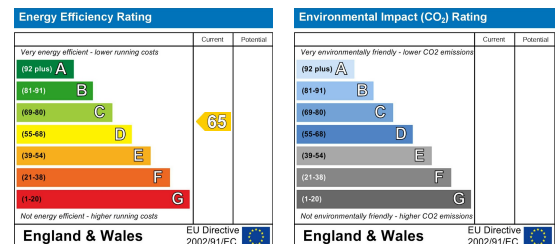


## Viewing

Please contact our George Webb Finn Office on 01795 470556 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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