

Langham Park Farm Cottage
Canterbury
CT4 5JL

£1,400 PCM

Finn's
82 Castle Street
Canterbury
CT1 2QD
t: 01227 452111
e: canterbury@finns.co.uk
www.finns.co.uk



* Unfurnished
* Available 1st August 2024
* No smokers, one dog considered, No cats.
* Deposit £1610.00

A well presented spacious three / four bedroom period attached cottage forming part of a former working oast. Attractive fitted kitchen with some built-in appliances. Living room and dining room. Two double bedrooms and one single bedroom on first floor plus large attic room /fourth bedroom on 2nd floor . Family bathroom. Attractive lawned area to side and front enclosed by mature tree and shrub borders.

Situated on the outskirts of the sought after village of Bishopsbourne being approximately 6 miles distant from the Cathedral City of Canterbury and one mile from the A2 giving access to Dover and London A2/M2

- Period Cottage
- Unfurnished
- 2 Receptions
- 3/4 Bedrooms
- Oil Fired C/H
- Large Garden
- Driveway Parking Available
- Deposit £1610
- Available 1st August 2024
- EPC Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing: By appointment through Finn's, Canterbury
Telephone: 01227 452111

Council Tax: D

Date: These particulars were prepared on: 22nd July 2024

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representatives of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to give any representation or warranty in relation to this property.

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82 Castle Street
Canterbury
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FINN'S SANDWICH
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Sandwich
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Lettings: 01304 614471

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