



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



13, Rhondda Vale, Aylesham, Canterbury, CT3 3LP

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



13, Rhondda Vale, Aylesham, Canterbury, CT3 3LP

- Artistically Presented Terrace Home
- Stylish Kitchen Breakfast Room
- French Doors To The Rear Garden
- Bespoke Panelling & Creative Interior Design
- Two Bedrooms With Fitted Wardrobes
- First Floor Bathrooms & Cloakroom
- Southerly Facing Garden With Storage Shed
- Excellent Access To Canterbury

DESCRIPTION:

An artistically presented two-bedroom terraced home on Rhondda Vale, Aylesham — built by Barratt Homes in 2019 and thoughtfully enhanced by the current owners.

Situated in a popular modern development, this stylish property offers contemporary living with a range of bespoke upgrades. The interior features carefully curated décor throughout, including custom panelling and considered design touches that create a warm, elegant atmosphere.

The ground floor provides a bright and spacious layout, with a modern fitted kitchen opening onto the garden, via French doors. There is a convenient downstairs WC whilst to the first floor there are two well-proportioned bedrooms both with fitted wardrobes and a sleek family bathroom.

OUTSIDE:

The southerly facing rear garden has been beautifully landscaped by the current owners, offering an inviting space for relaxing or entertaining, with low-maintenance finishes and attractive planting, with a convenient storage shed at the far end.

There is one allocated parking space in addition to many visitor bays.

AGENTS NOTE:

A maintenance fee of approximately £130 is payable every six months to cover the upkeep of the communal grounds within the development.



SITUATION:

Aylesham is a thriving village in East Kent, conveniently situated between Canterbury and Dover. Originally developed as a mining community, it has grown into a well-connected residential area offering a strong sense of community, local shops, schools, and amenities, all surrounded by beautiful countryside and with easy access to the A2 and mainline rail services to London.

The nearby historic city of Canterbury offers a rich blend of culture, heritage, and modern convenience. Famed for its stunning cathedral and charming cobbled streets, the city provides an excellent range of shopping, dining, and leisure facilities.

Canterbury is also renowned for its outstanding educational opportunities, including highly regarded state and independent schools such as The King's School and Simon Langton Grammar Schools, as well as higher education at Canterbury Christ Church University and the

University of Kent. Excellent transport links connect the city to London via high-speed rail, as well as to the Kent coast and surrounding countryside.

Wingham, just a few miles from Aylesham, is a picturesque and historic village known for its charming period properties, traditional pubs, and welcoming community, all set amid beautiful Kent countryside.

Sandwich, located around eight miles from Aylesham, is one of England's best-preserved medieval towns, rich in history and character. Its winding streets are lined with timber-framed buildings, independent shops, and inviting cafés, creating a delightful atmosphere. The town also offers excellent amenities, riverside walks, and nearby golf courses, including the world-famous Royal St George's Golf Club.



TOTAL FLOOR AREA: 617 sq. ft (57 sq. m)



EPC RATING
B



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected
Maintenance Charge £128 every 6 months

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

