

Swarling Manor
Canterbury
CT4 5QW

£1,100 PCM

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



Set in an idyllic rural location position with views over open countryside. Within easy reach of Chartham and Canterbury and easy access to road and rail links.

A well presented period character cottage being the conversion of a former granary store. Accommodation on the ground floor is arranged in a U-shape comprising open plan living/dining area and kitchen. On the first floor there are two double bedrooms and bathroom with shower (over bath). Communal gardens. Electric heating. One parking space in communal car park.

- Cottage
- Unfurnished Property
- Electric Heating
- 2 Bedrooms
- 1 Reception
- EPC Band E
- Allocated Parking Available
- Council Tax Band C
- Deposit £1,265.00
- Available immediately



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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

Council Tax: C

Date: These particulars were prepared on: 30th June 2026

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

