



1 Page Cottages, The Row, Elham, Canterbury, Kent, CT4 6UW

TO LET £895 PCM

EPC RATING: D

Holding  
Deposit  
£173.00

A two bedroom end of terrace bungalow situated in the beautiful village of Elham. The accommodation comprises: Entrance hall, shower, living/dining room, kitchen, two double bedrooms and bathroom. Outside there is a courtyard garden and off-road parking. EPC rating = D.

**Key Features**

- Two bedroom end of terrace
- New LPG combi boiler
- Newly decoated throughout
- New carpets to be fitted throughout
- Great village location
- Courtyard garden
- Off road parking

**Council Tax Band** Band A

**Deposit**

**Heating**

**The accomodation comprises**

**Ground floor**

**Entrance hall**

**Living/dining** 15' 6" x 12' 4" (4.72m x 3.76m)

**Kitchen** 9' 1" x 7' 6" (2.77m x 2.29m)

**Rear hallway**

**Bedroom one** 12' 1" x 10' 11" (3.68m x 3.33m)

**Bedroom two** 10' 5" x 7' 10" (3.17m x 2.39m)

**Bathroom**

**Outside**

**Front Garden**

**Rear Courtyard**

**Driveway**

**Holding Deposit** If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	63	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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