**TO LET UNFURNISHED**

**ONE BEDROOM FIRST FLOOR FARM FLAT**

**ICKHAM, NR CANTERBURY**

**Location:** Situated close to the centre of the village of Ickham with good connections by road to Sandwich and Canterbury. The flat is part of a farmhouse on a working farm.

**Description:** A first floor self contained flat which has been recently decorated throughout. The accommodation comprises of a shared entrance hallway with WC and wash hand basin. Steps leading to first floor accommodation which includes a good sized double bedroom area with built in storage and views overlooking farmland, through to kitchen area with most appliances and separate tiled shower cubicle and wash hand basin. There is parking for one vehicle in the farmyard.

**BRIEF DETAILS WITH APPROXIMATE ROOM SIZES**

**Entrance Hallway** WC with wash hand basin

**Stairs to flat**

**Kitchen/Diner** 12’0” x 10’0”. Fitted carpet. Range of beech fronted wall and base units,

**Shower Room** marble effect work top and stainless steel sink and drainer. Fitted

 Electric hob and oven. Under counter fridge. Automatic washing

 Machine. Secondary glazed window to front. Space for dining table.

 Shower cubicle and tiled unit with wash hand basin.

**Lounge/Bedroom** 12’0” x 10’0”. Fitted carpet. Wardrobe/storage unit. Telephone point.

 Secondary glazed window to rear overlooking farm land

Heating by one large radiator with heat and hot water supplied by the Landlord.

Access for parking one vehicle in farmyard.

**Rent** £400 per calendar month including all services except electricity which is by a coin meter and telephone.

**Special** This flat is part of a farmhouse on a working farm and would suit a single

**Conditions** working person only who is a non smoker and has no pets.

**Available**  Now

**Contact details** Please contact Geoff or Liz Preston at

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