



155 BINGLEY COURT
CANTERBURY

£995 PCM

- Modern Development On Edge Of City Centre
- Parking
- En-suite To Master Bedroom
- 2 x Balconies
- Fully Furnished
- No Students

LOCATION

"The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins)."

ABOUT

MODERN POPULAR DEVELOPMENT Miles and Barr are delighted to offer to the market this well presented two double bedroom FURNISHED second floor apartment. The property comprises communal entrance hall, inner hallway, spacious lounge/diner integrated with kitchen including all appliances, bathroom and two double bedrooms (one is en-suite). There is a balcony to the rear overlooking the river and a second balcony off the main bedroom. Parking available with permit. The property is within easy walking distance to the city centre and therefore ideal for nights out to local restaurants and bars or some daytime retail therapy. A local supermarket is within 200 yards. Council tax band D. No smokers, pets or students. Available now!

DESCRIPTION

Lounge/Diner/Kitchen 20'2 x 17'4

Bedroom One 16'3 x 11'4

En Suite Shower Room

Bedroom Two 17'6 max x 8'8

Bathroom



155 BINGLEY COURT CANTERBURY



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	86
EU Directive 2002/91/EC		

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:

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