



4 LORD NICHOLSON COURT THE SYCAMORES
CANTERBURY

£700 PCM

- Generous Accommodation
- Modern

- Double Bedroom
- Ground Floor

ABOUT

VERY SPACIOUS GROUND FLOOR APARTMENT
Miles and Barr are delighted to offer to the rental market this recently built one bedroom apartment in the popular village of Hersden. Offering generous accommodation it comprises entrance hallway, large double bedroom, family bathroom and a spacious and open plan kitchen/ lounge/dining area. The property also benefits from Gas Central Heating, Double Glazed, communal garden and allocated parking space. Council tax band A. No smokers, pets or students.

LOCATION

LOCAL AREA

The property is situated within 6 miles of 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 recently refurbished Marlowe Theatre, the spectacular Beane 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).

DESCRIPTION

Entrance Hallway

Kitchen/Lounge/Dining area 19'3" x 14'11" (5.89 x 4.56)

Bedroom 16'4" x 10'7" (4.98m x 3.23m)

Bathroom 9'10" x 7'1" (3.00m x 2.16m)



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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	84	84
	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) 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.