



COTTER WAY  
CANTERBURY

PCM £1,100 PCM



- Council Tax Band: TBC
- Length of Tenancy: 12 months
- Master En-Suite Bedroom
- Allocated Parking
- Kitchen With AEG Appliances
- Brand New
- Ground Floor

## 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

**\*BRAND NEW APARTMENT\*** Miles and Barr are delighted to bring to the rental market this brand new two bedroom ground floor apartment benefitting from its own entrance. Offering light and spacious accommodation, it comprises hallway leading to an open plan lounge/kitchen diner featuring top branded AEG integrated appliances. Additionally there are two double bedrooms, the master bedroom enjoying an en-suite shower room, plus a separate bathroom. There is also the benefit of gas heating, double glazing, two storage cupboards located in the hallway and all important allocated off street parking for one car. Council tax band TBA. Sorry, no pets, students or smokers. Flooring to be fitted prior to tenant moving in.

## DESCRIPTION

Entrance Hall

Kitchen/Living Area 24'11" x 12'4"

Bedroom One 12'4" x 11'10"

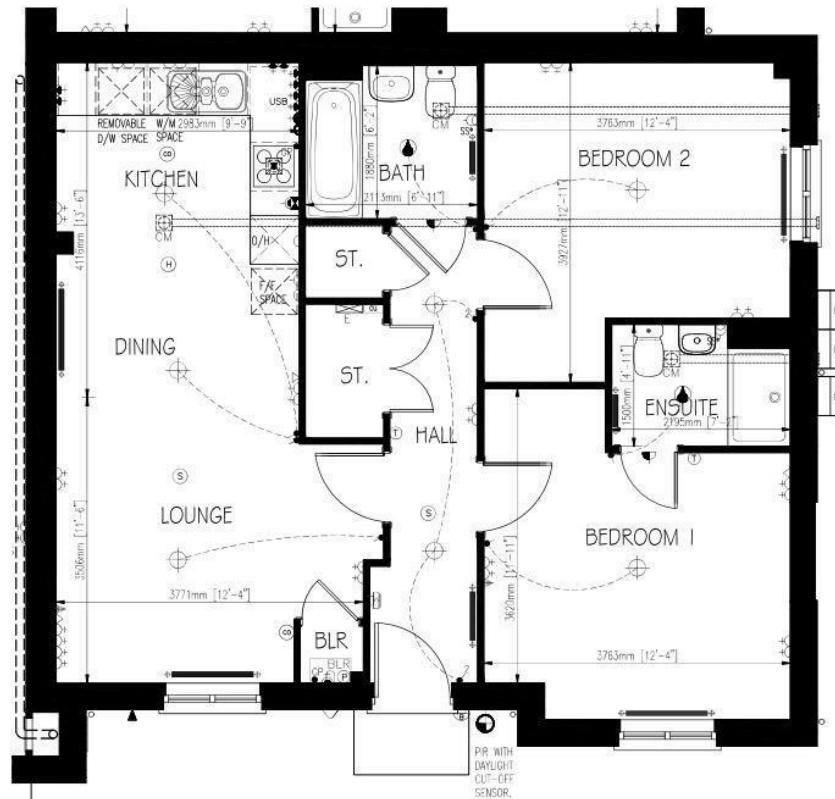
En-Suite 7'2" x 4'11"

Bedroom Two 12'10" x 12'2"

Bathroom



# COTTER WAY CANTERBURY



FLOOR PLAN - TYPE BG2 (AS)



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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:

[www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)