

Bingley Court, Canterbury, CT1 2SX

Asking Price £175,000

Sally Hatcher  
estates



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# Bingley Court

## Canterbury CT1 2SX

Ground floor - One bedroom apartment perfect for first time buyers or investors!

Welcome to this beautifully renovated one-bedroom apartment on the ground floor of desirable Bingley Court. Set in a brilliant location, perfectly positioned close to the city centre.

Recently renovated to an exceptionally high standard, leaving nothing to do before moving in. Upon entering the bright hallway, you are greeted by quality throughout. Enjoy fresh modern carpets and wooden flooring, new lighting and a stunning kitchen complete with sleek cream units.

The open-plan kitchen and sitting room creates a warm and inviting atmosphere for entertaining or unwinding. Natural light pours through the wall-length windows, illuminating the space further. A spacious double bedroom provides a peaceful retreat, with plenty of space for storage and wardrobes if desired.

Enjoy a tranquil and private setting with green views, without being overlooked by any other property in the development.

Benefit from the rare convenience of two resident parking permits, overcoming the significant local hassle of street parking. Perfect for family and friends.

Further peace of mind and security with an entryphone system. This lovely apartment is ideally situated, offering easy access to local amenities, shops, and transport links, making it a convenient base for both work and leisure.

This property presents an excellent opportunity for those looking to enjoy the vibrant Canterbury lifestyle, whilst maintaining a space that is free from any road or street noise.

Council Tax band C - Canterbury City Council  
Annual Service Charges £2064.00 per annum  
Ground Rent £50 per quarter

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Entry Hall

### Bedroom

17'8" x 10'3" (5.403 x 3.149)



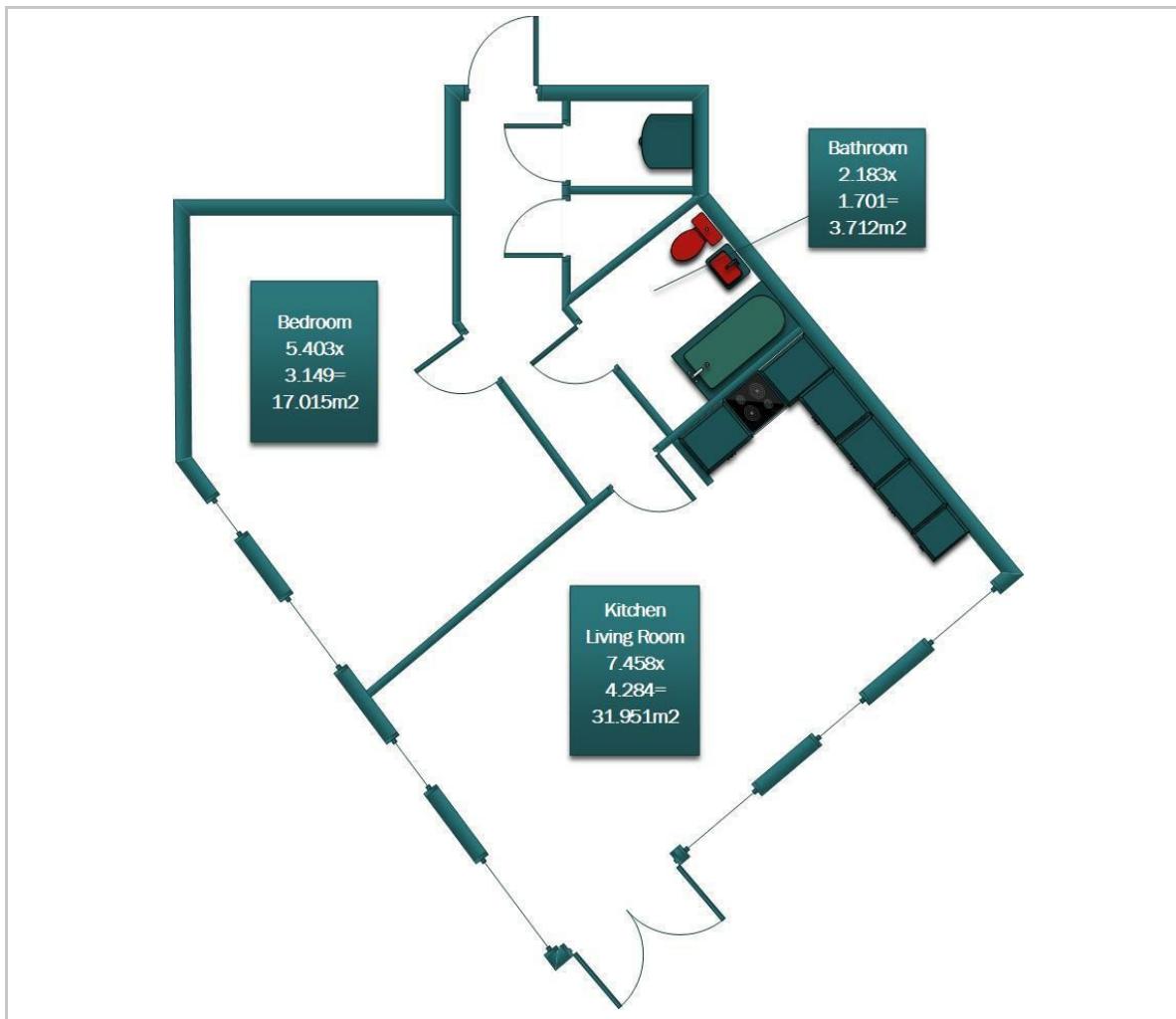


**Kitchen/Living Room**  
24'5" x 14'0" (7.458 x 4.284)



**Bathroom**  
7'1" x 5'6" (2.183 x 1.701)

## Floor Plan

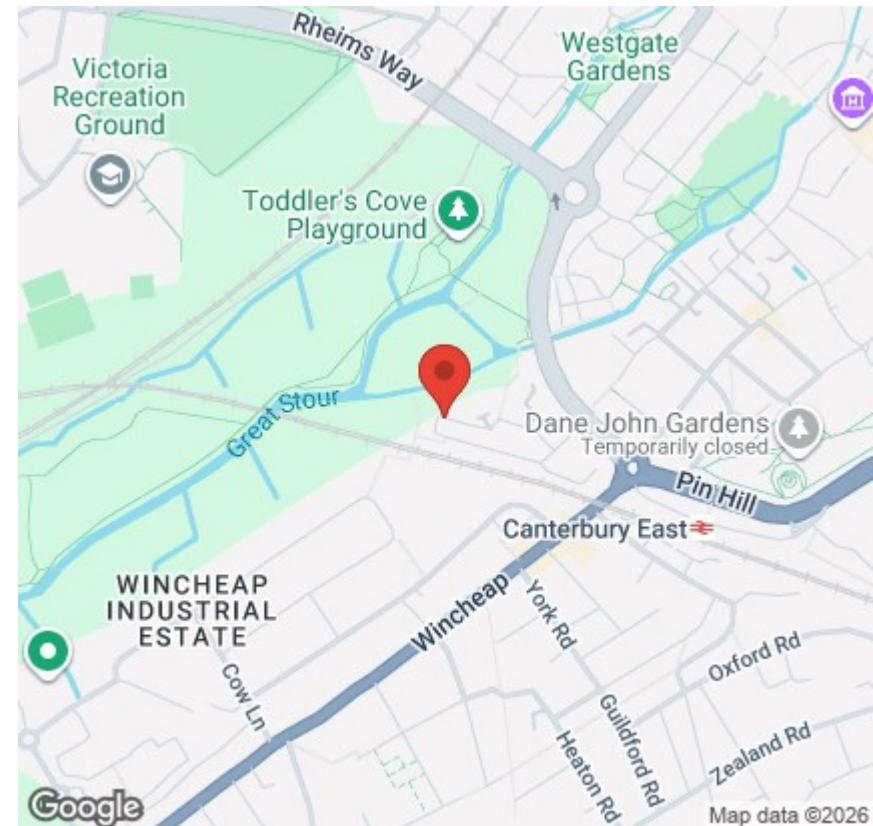


## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

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 EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		