



Flat 2 Elms Court, 46 New Dover Road, Canterbury, Kent, CT1 3DT



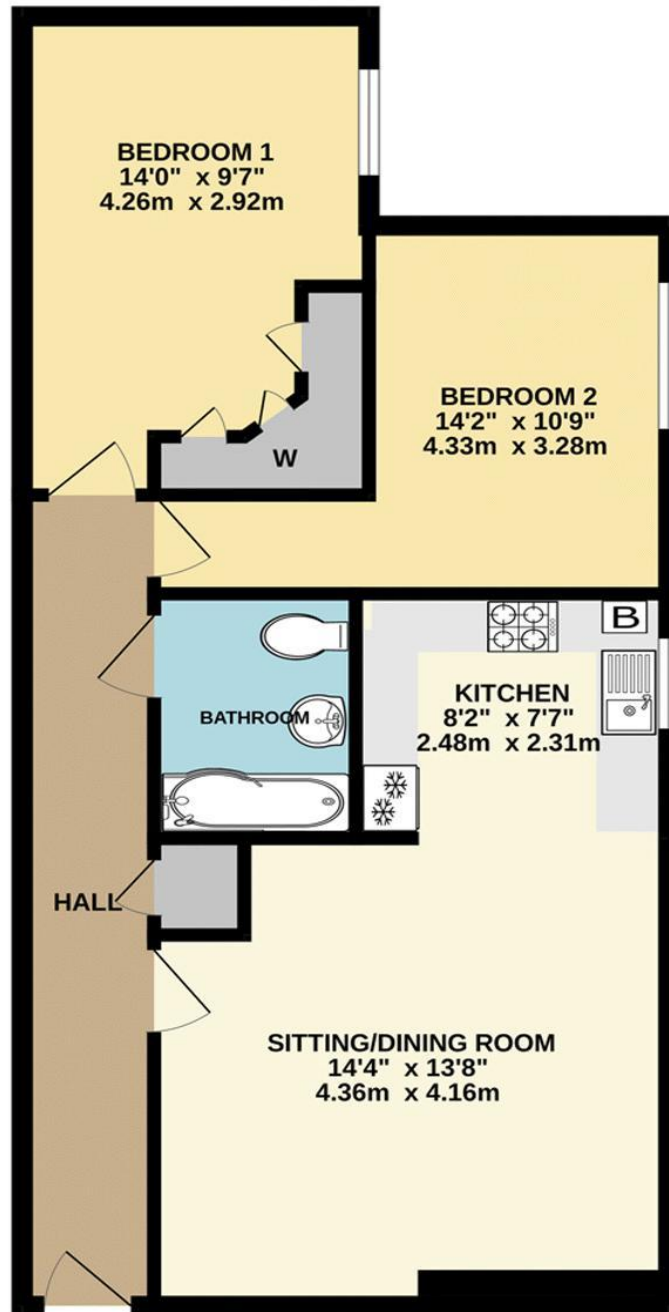
A delightful purpose-built apartment set on the ground floor with direct access to the communal gardens. The property is set in an enviable position with easy access to the City centre and a wide range of local facilities. Within the apartment is an attractively fitted kitchen with integral appliances. The sitting/dining room is open-plan and has French doors opening on to the communal gardens. There are two bedrooms plus the well-equipped bathroom. The property benefits from gas-fired under-floor heating, an integrated air exchange ventilation system, video intercom systems and a lift to all floors. The property can be approached either through the main entrance or via attractively presented and well kept communal areas to the patio doors. Externally there is a well presented communal drive with space for turning and access to the allocated parking space. A flight of steps leads up to the porch and front door. To the side is a purpose-built bin store and access to the communal gardens which extend to the rear with raised lawn and steps down to an attractive gravelled seating area adjacent to the apartment. The property is located on the south side of Canterbury within easy walking distance of the City centre. Canterbury offers a comprehensive range of shopping and leisure facilities and a host of restaurants, pubs and bistros. High speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55min. The M2 to London and A2 to Dover are both easily accessible.

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£1,200 pcm
Un-Furnished



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

No students. No pets

Security Deposit £1384

One months rent in advance

£276 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlord

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email lettings@charlesbainbridge.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles Bainbridge

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