



155 Bingley Court, Canterbury
£237,995



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Canterbury, Canterbury

*** TENANT IN SITU UNTIL AUGUST 2023 **

MODERN POPULAR DEVELOPMENT Miles and Barr are delighted to offer to the market this well presented two double bedroom 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.

Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property.





Entrance

Kitchen/Living Area

20' 2" x 17' 4" (6.15m x 5.28m)

Bedroom One

16' 3" x 11' 4" (4.95m x 3.45m)

En-Suite

Bedroom Two

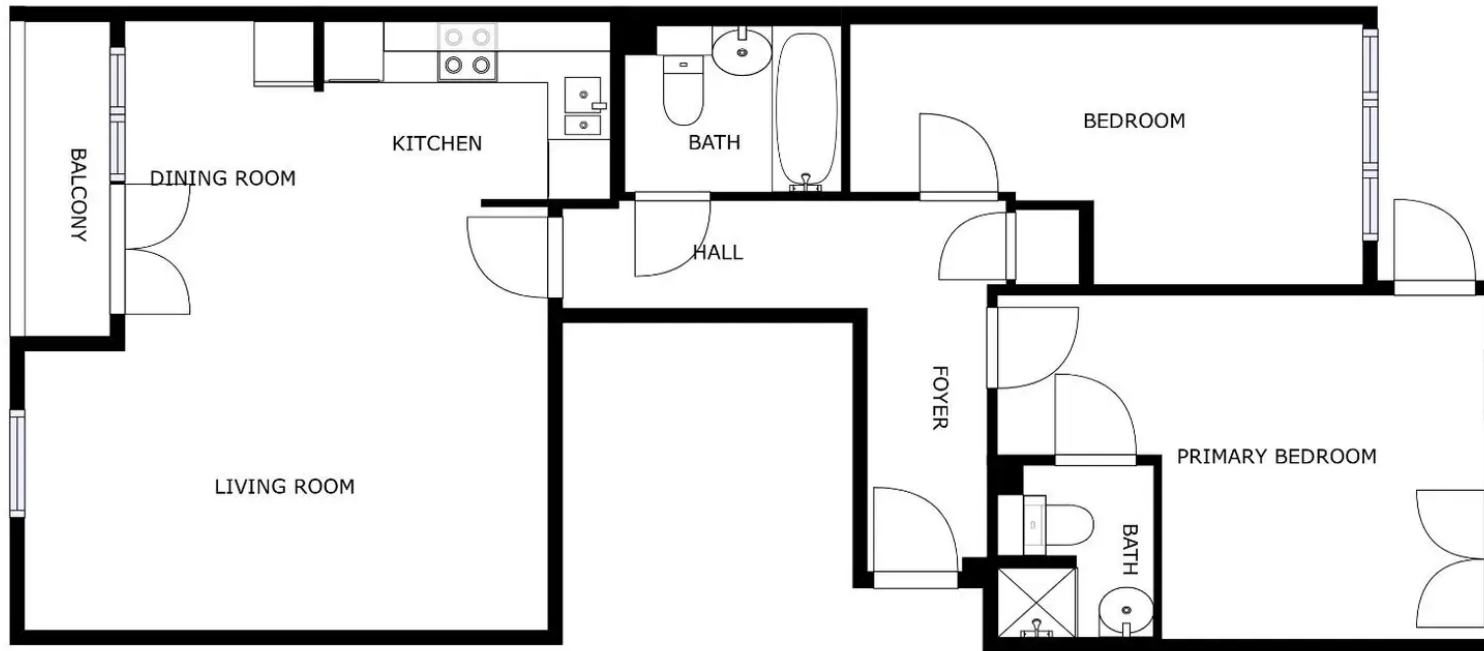
18' 2" x 8' 8" (5.53m x 2.64m)

Bathroom

External

Balcony





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 775 sq. ft. EXCLUDED AREAS:
 BALCONY: 29 sq. ft.
 TOTAL: 775 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure