



8 ELIZABETH COURT 189 OLD DOVER ROAD
CANTERBURY

£995 PCM

- Furnished Apartment
- Master With En-Suite
- Within Walking Distance to City Centre

- Allocated Parking
- Kitchen With Integrated Appliances

ABOUT

FURNISHED APARTMENT WITHIN WALKING DISTANCE TO CITY CENTRE Miles and Barr are delighted to be offering this well presented FURNISHED two bedroom apartment located just a short walk from the city centre with its wealth of bars, cafes and restaurants. The property comprises of a spacious open plan living/dining room/ kitchen with integrated appliances, two well-proportioned bedrooms, one of which benefits from an en-suite and built in wardrobes and there is an additional bathroom. To the outside of the property you will find allocated parking allocated parking space and a communal garden. Council tax band D. Sorry no pets, smokers or students.

LOCATION

LOCAL AREA

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 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

Bedroom One 14'7" x 10'5" (4.45m x 3.18m)

En-Suite

Bathroom

Bedroom Two 11'5" x 10'9" (3.48m x 3.28m)

Living Room/ Dining Room 18' x 14'2" (5.49m x 4.32m)

Kitchen 10'9" x 6'2" (3.28m x 1.88m)

Allocated Parking



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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	78	80
	EU Directive 2002/91/EC	

