



14b Palace Street,
Canterbury, Kent, CT1 2DZ



An upper floor flat in a period building well-presented throughout with spacious and versatile accommodation. The accommodation includes an attractive kitchen with appliances and sitting room with feature decorative fireplace. There are two further rooms on this floor which can be used as reception or bedrooms and on the top floor another two rooms, one of which has an additional walk-in storage area (restricted height). There is a bathroom and additional shower room which incorporates a utility area with washing machine and tumble dryer. The property benefits from gas fired central heating.

The property is located close to the City centre just a short walk from the pedestrianised shopping area and Cathedral precincts. It has easy access to the extensive amenities including a wide range of shops, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having high speed services to London St. Pancras with a journey time of approx. 55mins.

£1,400 pcm
Unfurnished

Council Tax Band: B

No pets. No smokers.

One month's rent in advance

Security Deposit £1,615

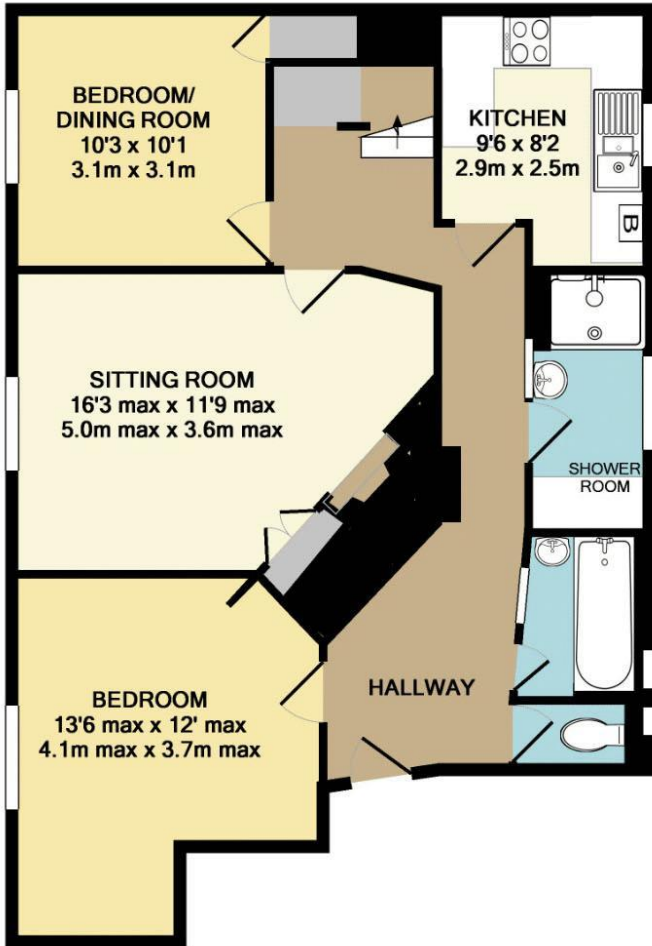
£323 (1 week's rent) to reserve the property - terms and conditions apply

Managed by: Stour Valley Group

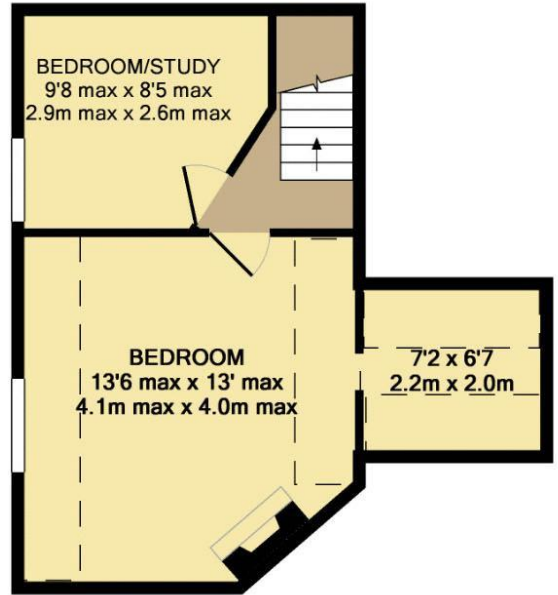
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	61
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			





GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We would be pleased to arrange a viewing by appointment; simply call
01227 780227
or email
lettings@charlesbainbridge.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.



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