



Flat 2, 3 Sussex Walk, Canterbury, Kent, CT1 1RU



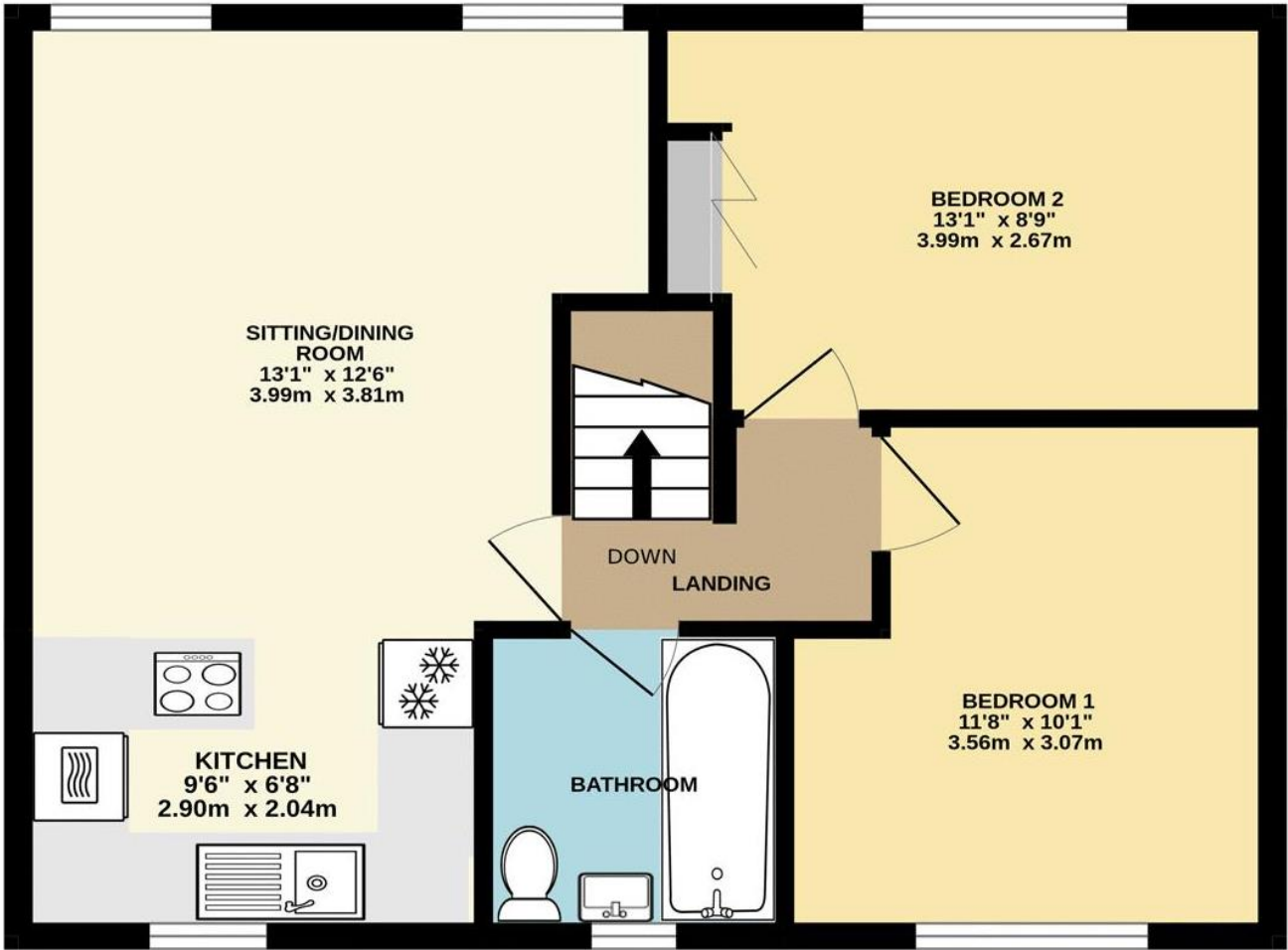
A modern first floor flat well presented throughout with a private garden. The accommodation comprises a pretty landing, attractive and well equipped kitchen open plan to the sitting room. There are two double bedrooms, one with a built in wardrobe and a bathroom with shower over bath. The flat benefits from double glazed windows and gas fired heating. Externally the property is accessed via an enclosed front garden and porch shared with the ground floor flat. There is a side gate providing space for wheelie bin storage and access to a private enclosed garden mainly laid to lawn with an amazing monkey puzzle tree. The garden is enclosed with timber panelled fencing and has rear pedestrian access.

Sussex Walk is set on the edge of Canterbury accessed by a pedestrian walk off Cornwall Gardens. Canterbury has an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the high speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

£1,200 pcm
Unfurnished



FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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: B

No Pets. No students

Security Deposit £1384

One month's 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		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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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