



# Flat 3 The Cloisters, 55-57 King Street, Canterbury, Kent, CT1 2XS



A most conveniently located City centre apartment offering well-presented and spacious accommodation. The property is set on the ground floor of the building and includes a large sitting/dining room with a patio door opening into the communal gardens. The kitchen is separate and fitted with an integral fridge/freezer, double oven, hob and washing machine. There are two good size bedroom both with fitted wardrobes and a bathroom with shower over bath. Gas fired central heating via a combination boiler. The flat enjoys a view over, and direct access to, a private communal garden with lawn and herbaceous borders enclosed by a brick wall.

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.

£925 pcm  
Unfurnished

Council Tax Band: C

Available now

No pets. No smokers.

Security Deposit £1067

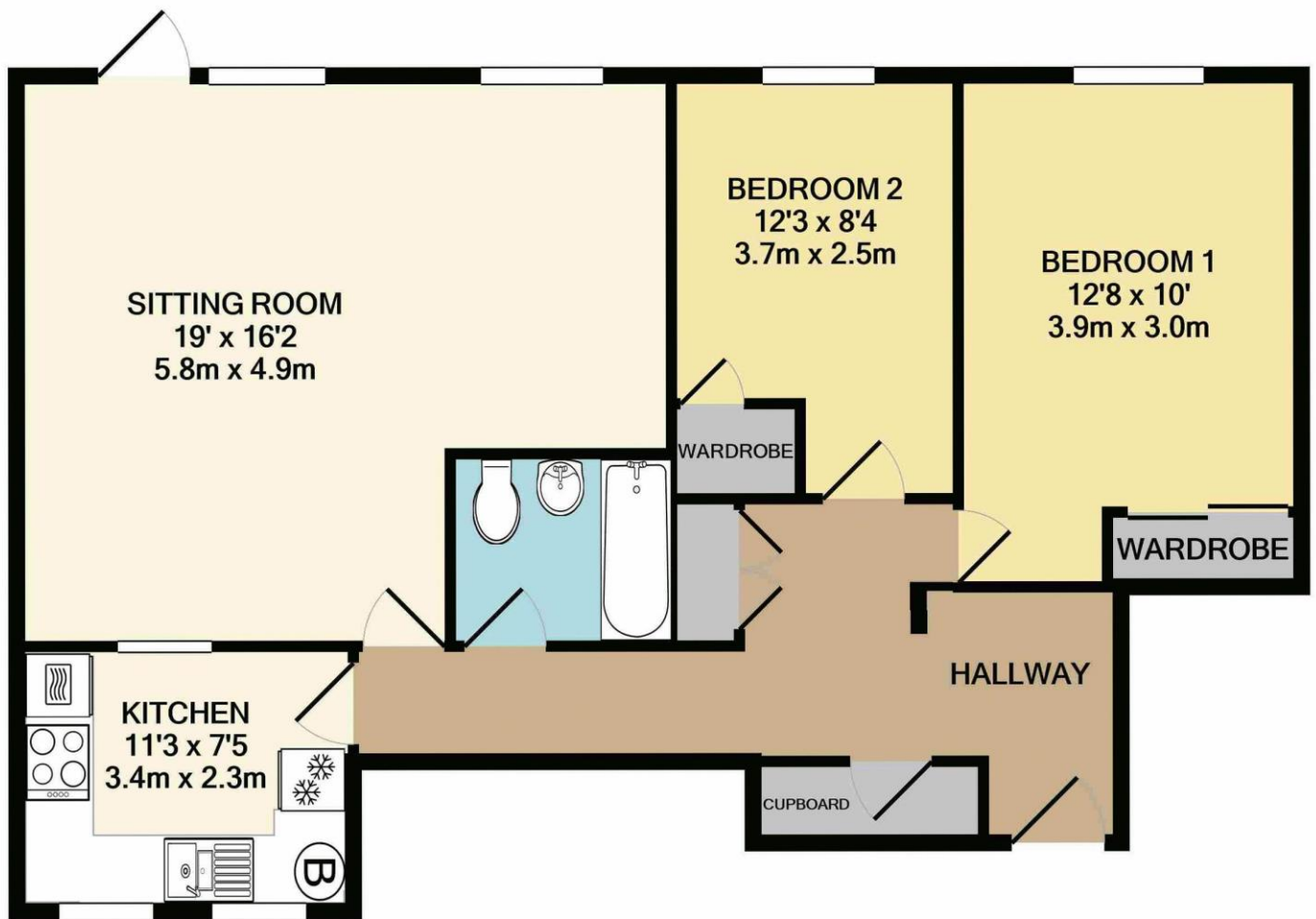
One month's rent in advance

£213 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Charles Bainbridge Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





**TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 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](mailto: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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