



DRYING SHED LANE
CANTERBURY

£850 PCM

- Fully furnished
- Close to city centre

- Modern purpose built apartment
- Available 12th July

ABOUT

WITHIN THE CITY WALLS Miles & Barr are delighted to be offering this extremely well presented one bedroom top floor flat located in the Old Tannery development, in the heart of Canterbury city centre. Accessed via the communal staircase or the lift, once inside the apartment the accommodation comprises entrance hallway, double bedroom, bathroom and open plan lounge-diner-kitchen. Being located on the corner of the building the living space has plenty of natural light from the Juliette balconies, making this a bright and airy space. Further benefits include a communal lift for access and double glazing throughout. This property is available FULLY FURNISHED. MATURE STUDENTS NEGOTIABLE. Council tax band C.

LOCATION

DESCRIPTION

Bedroom 10'0" x 9'8" (3.07 x 2.97)

Open Plan Lounge-Diner-Kitchen 26'0" x 10'11" (7.95 x 3.33)



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



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.