



Mill Lane, Harbledown
Canterbury | Kent





Mill Lane, Harbledown

Beauherne Court - CT2 8NE

£825 pcm

To Let

A spacious and well maintained two bedroom ground floor apartment with gardens near the popular village of Harbledown, just one mile from Canterbury city centre.

- Ground floor apartment with gardens
- 2 bedrooms; 1 double with built in wardrobes
- Spacious living room/dining room
- 1 allocated parking space in Miller Avenue
- Near the popular village of Harbledown
- 1 mile to the centre of Canterbury
- Less than 1 mile to Canterbury West train station
- Excellent transport links & amenities



The Property

This two bedroom ground floor apartment is located one mile from Canterbury city centre. The spacious living room has a large window allowing plenty of natural light into the room and there is space for both a seating and dining area. There is one double bedroom with a built in wardrobe and a good size single bedroom. The kitchen has an electric oven and four burner hob, a fridge, a freezer and a washing machine and the family bathroom includes a white suite and a shower over the bath. The apartment is double glazed, has gas central heating, a small garden and off street parking is available.

Location

Harbledown is a quiet and pretty village located on the outskirts of the historic city of Canterbury. There are excellent transport links with easy access to the A2 and M2. Canterbury West and East train stations are 0.9 and 1.1 miles from Mill Lane, both with links into London, including the high speed link to St Pancras International. The high street is within a conservation area with many fascinating colloquial buildings. There is a local village pub, The Coach and Horses, which serves tasty local food and ales. Harbledown is just a one mile drive into Canterbury's vibrant city centre with a wide variety of shops, bars and restaurants as well as its famous Cathedral which dominates the skyline.



Total Area: 59.0 m² ... 635 ft²

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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PROPERTY INFORMATION

Council Tax

To check the council tax band please refer to www.give.uk/council-tax-bands

Local Authority

Canterbury City Council - 01227 862 000. Kent County Council - 0845 247 247.

Services

Gas central heating, mains water and drainage and electricity.

Fixtures

Part furnished with white goods.

DIRECTIONS

<https://www.google.co.uk/maps/> - CT2 8NE. From junction 7 of the M2, at the roundabout, take the 4th exit onto Boughton Bypass (A2). Take the exit toward Canterbury/Harbledown (A28), which will merge onto A2050. At the roundabout, take the 4th exit onto Mill Lane and follow to the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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