



### **Westwood Drive**

### Kingsmead, Canterbury CT2 7US

A lovely apartment on the stunning Kingsbrook Park development, a tranquil riverside retreat within walking distance of the cultural City Centre is located on the first floor and has video entry and lift. Entrance hallway leading to master bedroom with en-suite shower room. Separate bathroom with shower over bath. Double sized second bedroom. Open plan kitchen/dining/sitting room with balcony overlooking the river and views of the City. The kitchen is fitted with integrated dishwasher and under counter fridge and freezer. Secure bicycle store and one allocated parking space.

All viewings are strictly by appointment only.

Available now for a 12 months' tenancy agreement Rent £1,350.00 Deposit £1557.69 Council tax band: D

The property is just a few minutes` walk away from the city centre which has pubs, clubs, bars, local artisan food, and there is also a local newsagents, pharmacy, Waitrose and Tesco Express supermarket nearby.

Superfast Fibre Broadband is available which normally means you might be able to get average download speeds of around 35 Mb and 67 Mb. Some providers offer it with average download speeds of 300 Mb+, or even up to 1 Gb, but you would need to check with your chosen provider for actual speeds and availability.



















Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options







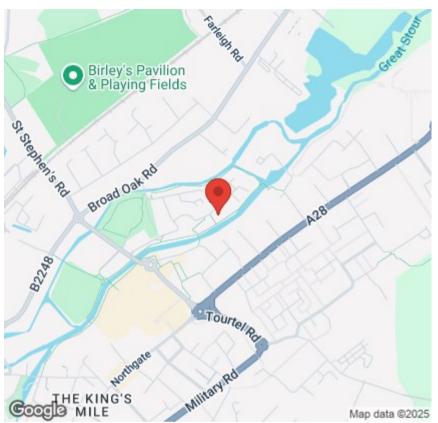
# Floor Plan

## **Viewing**

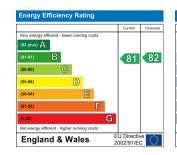
Please contact us on 01227 733888

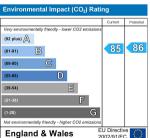
if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



# **Energy Efficiency Graph**





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