







### Property Description

Connells are delighted to present to the market this One Bedroom Ground Floor Apartment in the highly sought after development of Bingley Court, Canterbury!

Offering step free access and having undergone recent renovation, this property comprises of an open plan accommodation with "L shaped" kitchen, boasting solid wood worktops and high gloss units. The three piece bathroom is finished to a high standard and services the main double bedroom overlooking communal gardens. Additionally this property benefits from plenty of additional storage space and allocated parking for one car.

### Lounge

15' 3" x 11' 10" ( 4.65m x 3.61m )

### Kitchen

5' 7" x 4' 10" ( 1.70m x 1.47m )

### Bedroom

13' 11" x 8' 9" ( 4.24m x 2.67m )

### Bathroom

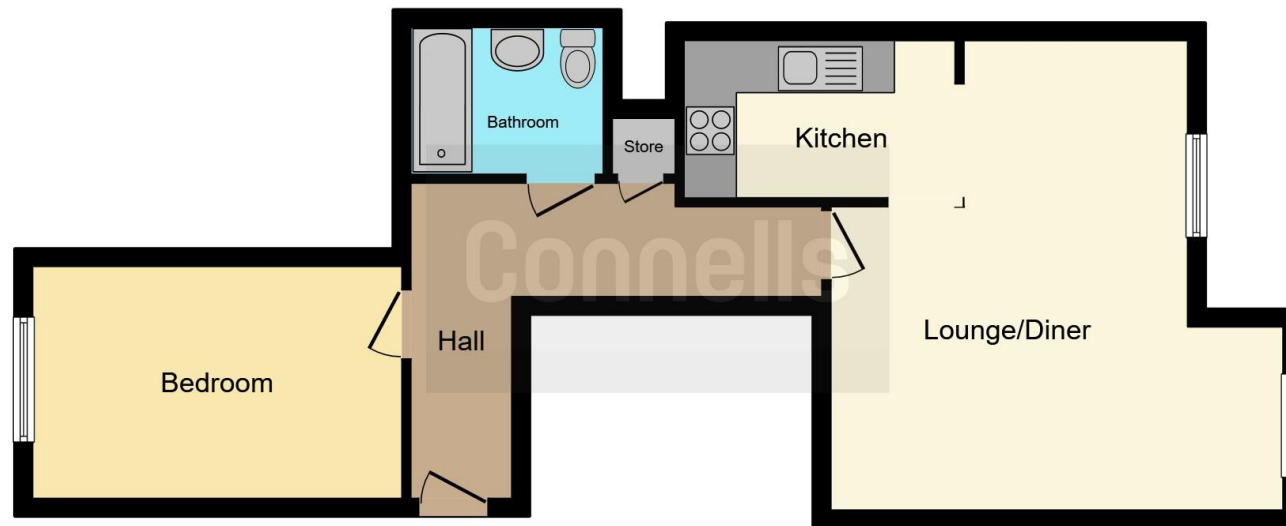
7' 6" x 5' 3" ( 2.29m x 1.60m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 CANTERBURY CT1 2UD

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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