



## 29 The Spires, Station Road West, Canterbury, Kent, CT2 8SD

£1,300 PCM

- GROUND FLOOR APARTMENT
- 1 RECEPTION ROOM
- 1 BATHROOM / 1 EN-SUITE SHOWER ROOM
- REFURBISHED KITCHEN
- 2 BEDROOMS
- RESIDENTS PERMIT PARKING - 1 VEHICLE
- REDECORATED THROUGHOUT
- CLOSE TO CANTERBURY WEST STATION

# 29 The Spires, Canterbury CT2 8SD

Situated in a desirable location, The Spires offers easy access to local amenities, transport links, and green spaces, making it a convenient base for both work and leisure. Whether you are commuting to the city or enjoying a leisurely stroll in the nearby parks, this flat will prove attractive to professionals for the transport links and also suitable for a small family.

Upon entering, you will find a spacious lounge / dining room, the room is filled with good natural light. The flat also features a master bedroom with en-suite shower room and another good proportioned double bedroom.

The property boasts a good sized main bathroom, fitted kitchen with some appliances, with the added benefit of a ground floor location with own entrance from the street and an allocated parking area to the rear of the property. The property has recently been updated internally and redecorated throughout along with the kitchen units modernised.

In summary, this flat at The Spires is a wonderful opportunity for those looking for a stylish and practical home. Call Today to arrange a viewing.

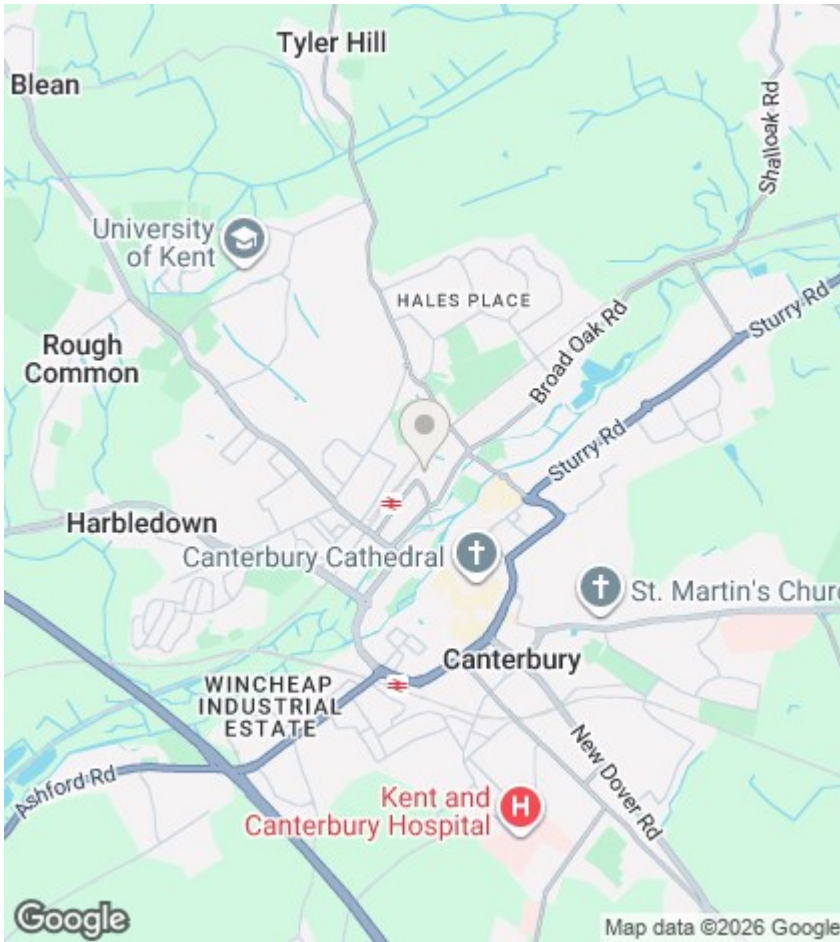
This property is not suitable for Smokers or Pets, as there is no designated outside space or garden.



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	