

33 Holters Mill, Station Road West, Canterbury, Kent, CT2 8SP

£1,295 PCM

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**\*\* AVAILABLE NOW \*\*\* TWO BEDROOMS \*\*\* SUPERB LOCATION \*\*\* ALLOCATED PARKING 1 VEHICLE \*\***

A fantastic two bedroomed apartment, situated in a gated development in the popular Station Road West area, ideal for Commuters with the West Station HIGH SPEED LINK just a short walk way. The City Centre and picturesque Westgate Gardens are also easily accessed.

Located on the ground floor in a converted mill full of character, large windows and exposed brickwork features. The apartment has recently undergone some refurbishment, including re-decoration throughout, new vinyl flooring in shower room and en-suite bathroom, new kitchen units. A good size lounge with double aspect windows, Kitchen with some white goods (fridge/freezer, washing machine, oven, hob and extractor. main shower room, and two bedrooms, one good sized double with fitted wardrobe, ensuite bathroom and access to an enclosed courtyard patio area and bedroom 2 is a smaller double/large single. The property also has allocated parking for one vehicle and is gas centrally heated.

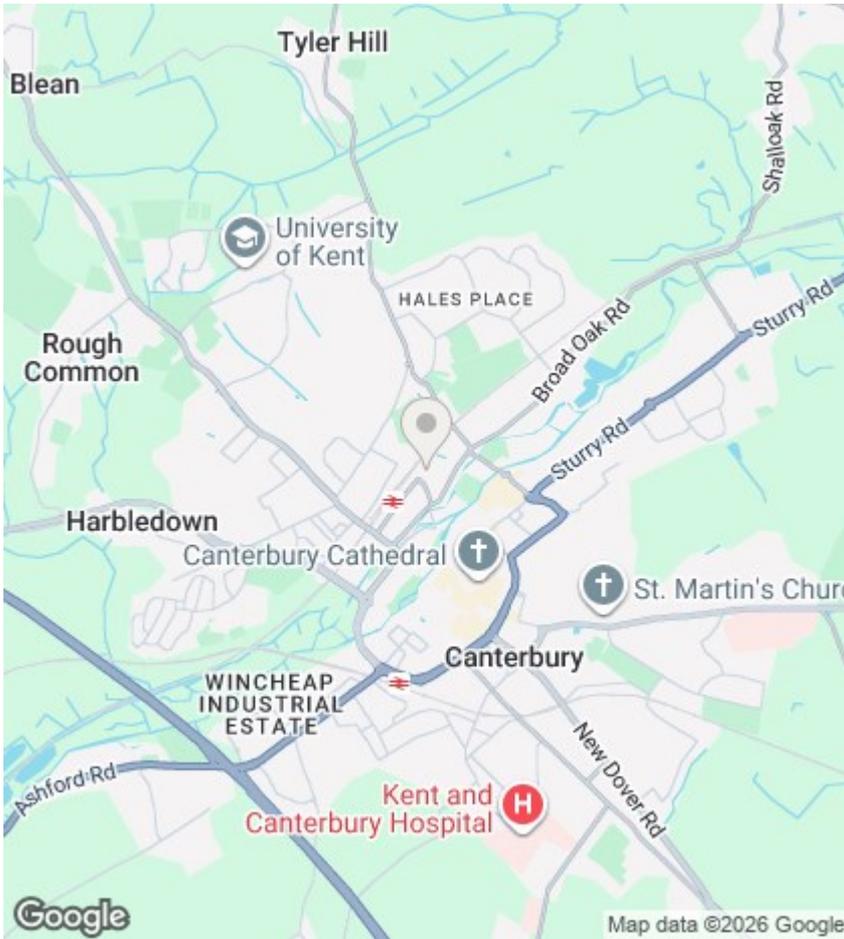
Book Now to avoid disappointment.



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		73	77
(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	