

for sale

guide price **£175,000** Leasehold



## Bingley Court Canterbury CT1 2SW

Set in a convenient location, this spacious one bedroom apartment would make an ideal first time buy, ready to move in to and within walking distance of Canterbury City. Providing open plan living in the lounge with kitchen, double bedroom and family bathroom.



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# Property Details

**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 )



To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
CANTERBURY CT1 2UD

Property Ref: CBY406272 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1920.00

Ground Rent: 50.00

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 Leasehold packs.

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.

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