

**FOR SALE**



**Weir Court, Canterbury**  
**Offers In Region Of £192,995**

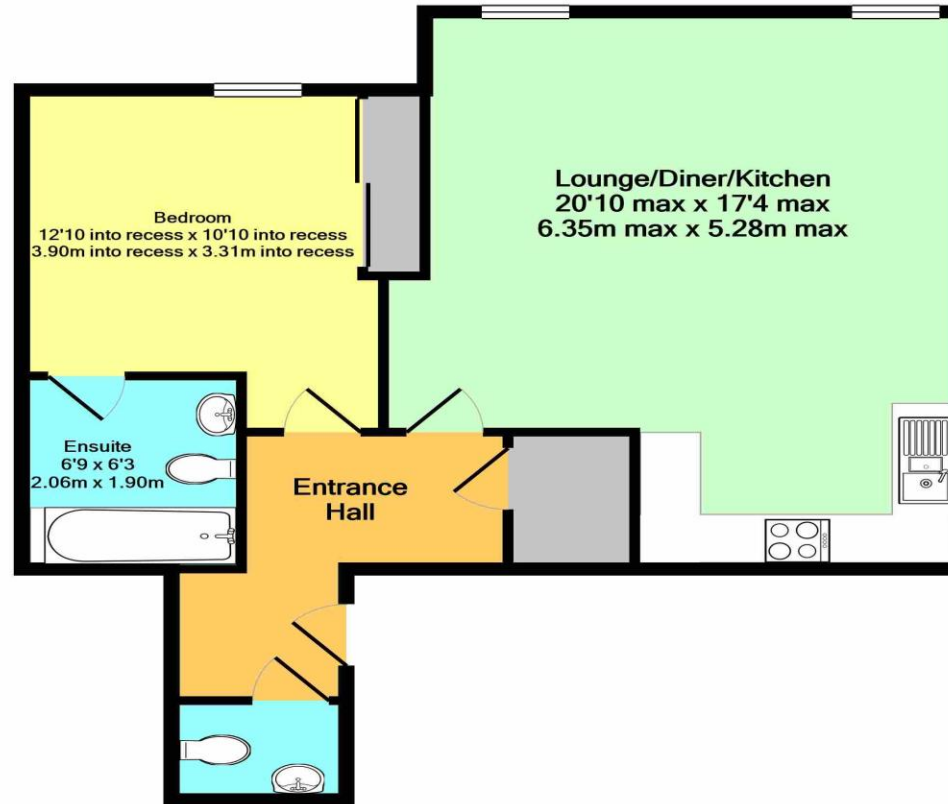
  
**MARTIN & CO**

## 7 Weir Court

- 1X DOUBLE BEDROOM
- Secure gated parking
- Fully fitted kitchen
- Large living room
- Walking distance to Town centre

Relax By The River Stour in Style!

This beautiful one bedroom apartment is located on the Barton Mill Development via a secure gated entry system. Offering a large kitchen/ living room featuring an integrated kitchen with electric hob and oven, dishwasher and fridge/freezer making this property perfect for entertaining friends and family. Bathroom with shower over bath and allocated parking for one car.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76   c    |
| 55-68 | D             |         |           |
| 39-54 | E             | 52   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Martin & Co Canterbury

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.