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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
Current	Possible



BASEMENT FLAT 29 NUNNERY FIELDS CANTERBURY



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£175,000

- One Bedroom Flat
- Allocated Parking
- Desirable Location
- Short Walk to Canterbury East Train Station
- Well Presented Throughout
- Offered with No Onward Chain
- Great First Time Buy or Investment
- Viewing Recommended

LOCATION

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively.

Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

****NO CHAIN****

****OFF ROAD PARKING****

Miles & Barr are delighted to be offering this lovely refurbished one bedroom flat located in the south of Canterbury and within walking distance to the city centre of Canterbury and the train stations. To the entrance there is a modern kitchen-dining room with a large dry storage area, living room with a bay window seating shelve, bathroom and a large master bedroom with a big storage cupboard. To the outside of the property there is a courtyard area and an gated allocated parking bay that comes with the flat.

DESCRIPTION

Entrance

Kitchen/Dining Room 18'10" x 10'5" (5.74m x 3.18m)

Living Room 14'8" x 12'2" (4.47m x 3.71m)

Bathroom 5'11" x 5'7" (1.80m x 1.70m)

Bedroom 11'9" x 10'1" (3.58m x 3.07m)

External

Courtyard

