

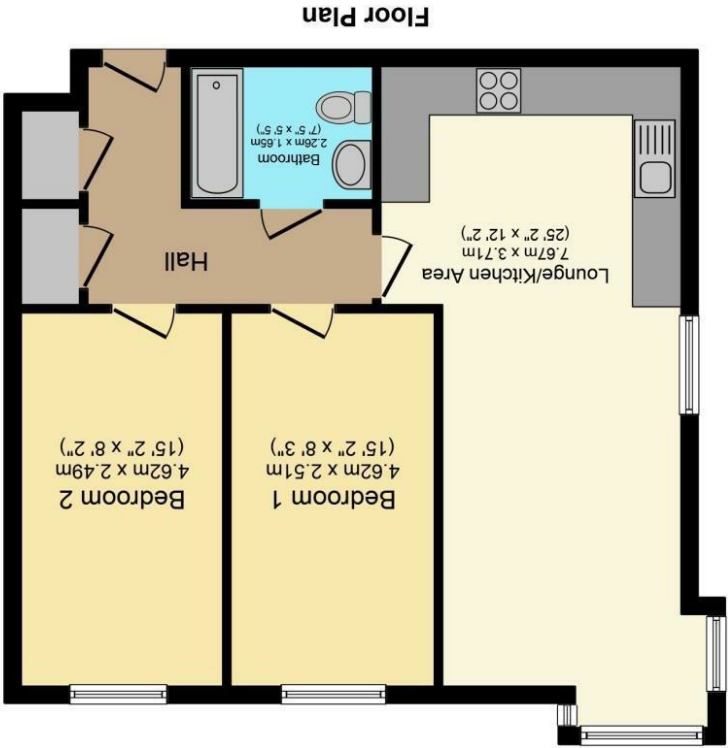
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(21-42) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Total floor area 63.2 sq. m. (680 sq. ft.) approx



32 WALDEN COURT
CANTERBURY



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CANTERBURY

£210,000

- Two Bedroom Apartment
- Option To Buy At Shared Ownership For £110,000
- NO CHAIN
- Open Plan Living
- Ground Floor Flat
- Allocated Parking
- Viewing Recommended

ABOUT

**** NO CHAIN** ** OPTION TO BUY 50% SHARED OWNERSHIP****

Miles and Barr are delighted to offer to the market this light and spacious two bedroom flat. Situated just a ten minute walk from Canterbury West Station and City Centre. The property is well presented throughout, while being light and airy, making this a great first time buy or investment alike. Also, there is the opportunity to purchase with tenants in Situ. The accommodation comprises hallway, bathroom, two spacious bedrooms, and the kitchen/ diner/ lounge. Additionally, the property benefits from allocated parking. Please call Miles and Barr on 01227 200600 to arrange all viewings.

DESCRIPTION

Entrance

Hallway

Lounge/Kitchen 25'2 x 12'2 (7.67m x 3.71m)

Bedroom One 15'2 x 8'3 (4.62m x 2.51m)

Bedroom Two 15'2 x 8'2 (4.62m x 2.49m)

Bathroom

LOCATION

"LOCAL AREA

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 Beane 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)."

