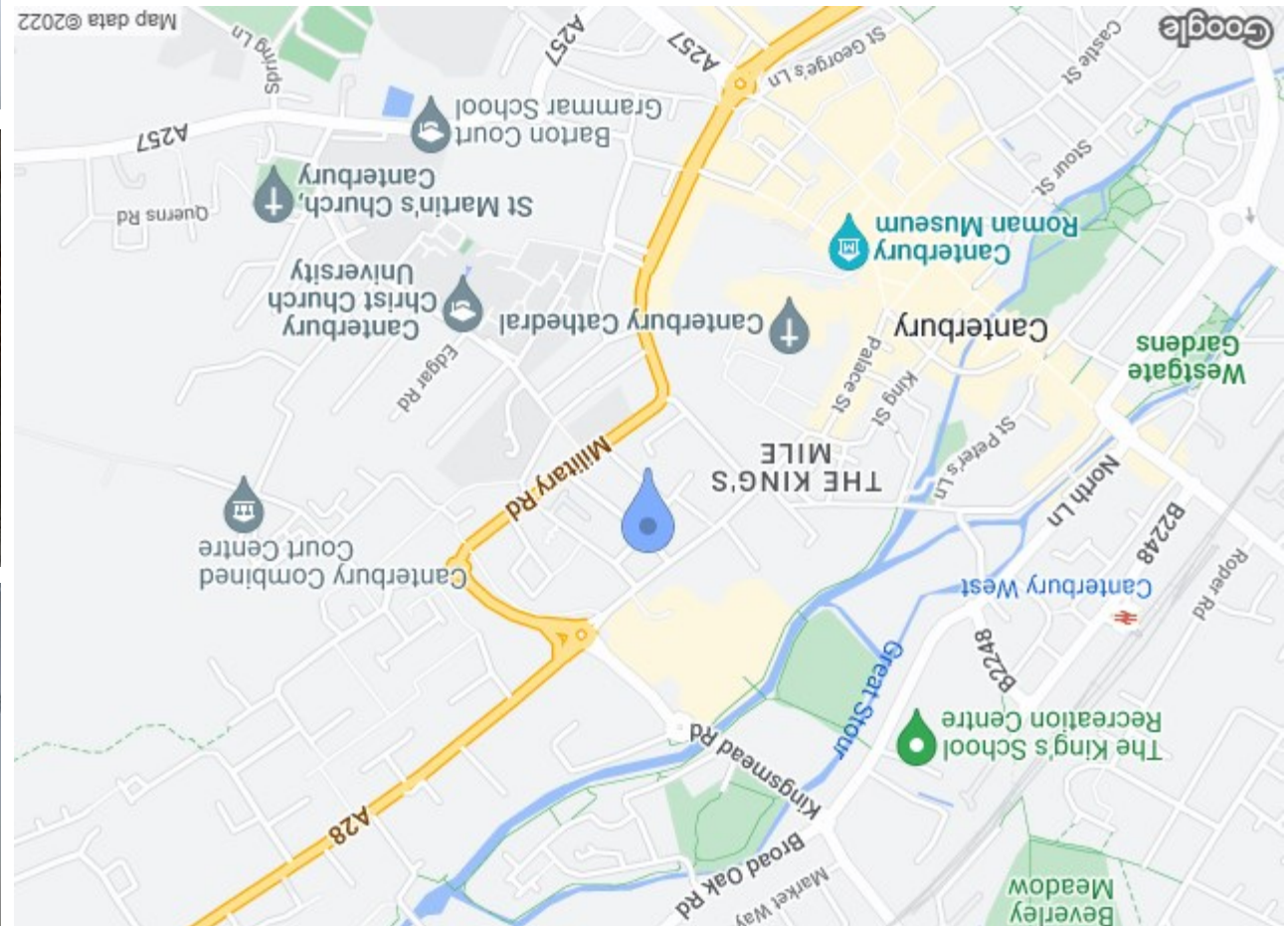


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-40)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
72	68



ARTILLERY GARDENS CANTERBURY



ARTILLERY GARDENS
CANTERBURY

OFFERS OVER £180,000



noea
propertymark
PROTECTED

aria
propertymark
PROTECTED

Relocation
PLATINUM MEMBER
2020/2021

The Property
Ombudsman

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
01227 200600 e canterbury@milesandbarr.co.uk

miles&barr
...valuing people, not just property

- No Onward Chain
- Private Garden
- Two Bedrooms
- External Store Cupboard
- City Centre Location
- Ideal First Time Buy Or Investment
- Modern Fitted Kitchen
- Permit Parking

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

TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN!

NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this lovely two bedroom ground floor apartment, in the popular residential location of Artillery Gardens, Canterbury. Situated only a very short walk from the city centre, with great transport links and plenty of amenities. Further benefits include a long lease and external storage.

The property offers good size accommodation comprising of an entrance hall, kitchen, shower-room, two double bedrooms and a large open lounge/diner and a good sized storage cupboard.

Externally there is also a private garden, on street parking and outside storage cupboards.

PLEASE NOTE: There was a water leak in the flat above which has affected three of the ceilings in this flat. The repair works are in the process of being carried out through Canterbury City Council's insurance and so there will be no charge to any perspective owner.

Please call Miles and Barr as the sole agent to arrange all viewings.

MATERIAL INFORMATION

Length of lease : TBC
Annual ground rent amount : £10 PA
Ground rent review period : TBC
Annual service charge amount : £1,300 PA
Service charge review period : TBC
Council tax band : TBC

DESCRIPTION

Ground Floor
Hallway
Store Cupboard
Kitchen 8'2 x 8' (2.49m x 2.44m)
Lounge 14'6 x 9'1 (4.42m x 2.77m)
Bedroom One 10'3 x 10'2 (3.12m x 3.10m)
Bedroom Two 10'4 x 8'2 (3.15m x 2.49m)
Shower Room 8'6 x 4'6 (2.59m x 1.37m)
External
Private Garden 25' (7.62m)
External Store Cupboard

