



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

## 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

## 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).

