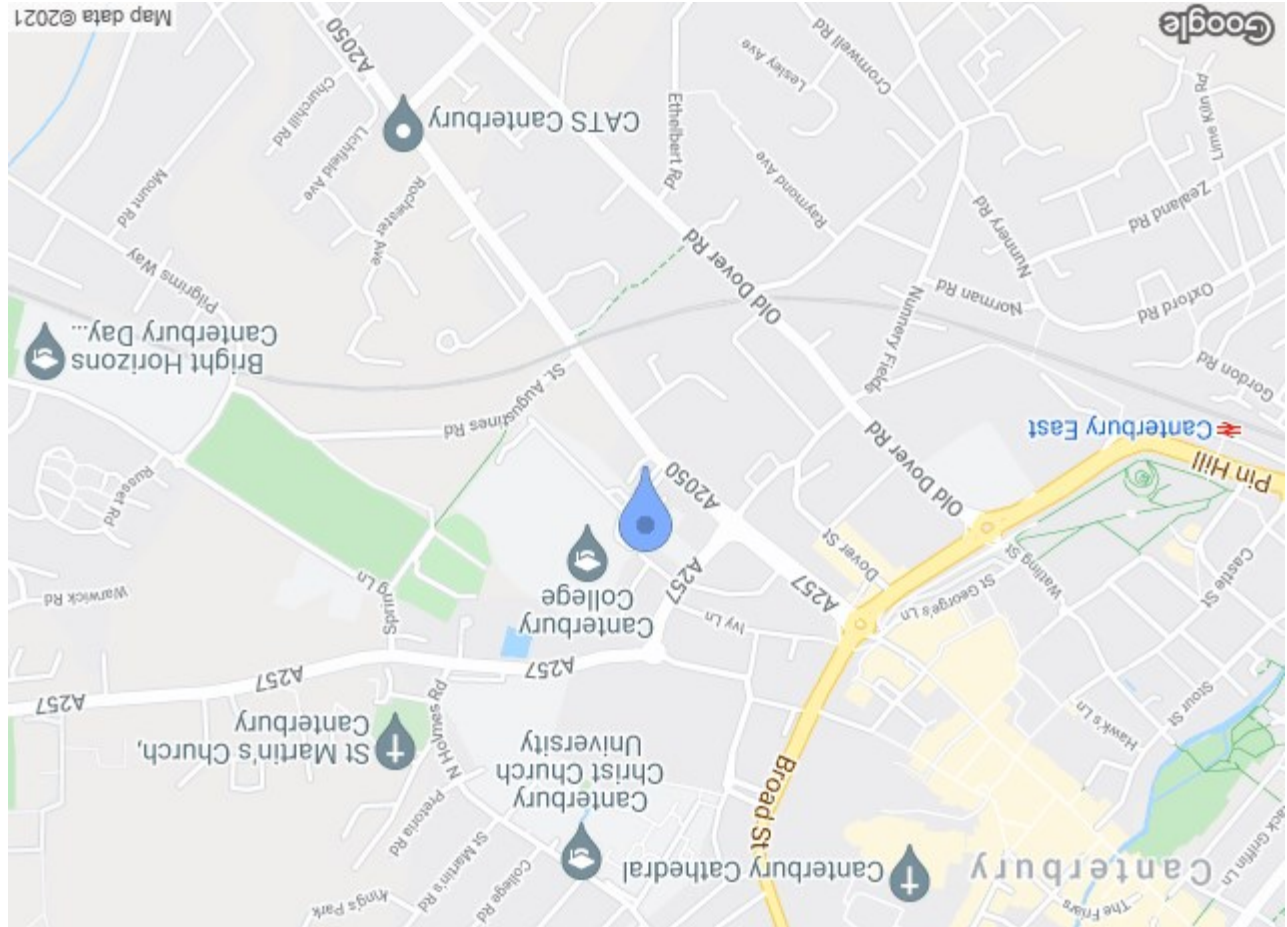
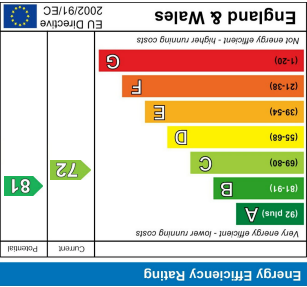


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



### 33 CHAUCER COURT NEW DOVER ROAD CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
e: [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk) t: 01227 200600

**miles & barr**  
YOUR PROPERTY AGENT



### 33 CHAUCER COURT NEW DOVER ROAD CANTERBURY

OFFERS IN EXCESS OF £240,000



- Three Bedrooms
- Split Level
- Located On Second and Third Floors
- Luxury Balcony
- Deceptively Spacious Throughout
- Approx 0.5 miles to City Centre
- Approx 1 mile to Canterbury East Train Station
- Share Of Freehold

## 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 recently refurbished 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).

## ABOUT

Miles and Barr are delighted to offer to the market this wonderful three bedroom split level apartment, located within walking distance of Canterbury City Centre. With an abundance of space on offer, the property comprises of the entrance hall way, living room, fitted kitchen, bedroom, balcony area. Then to the first floor is two additional bedrooms and bathroom. Well presented throughout, the property is in a great condition and offers the opportunity to add some personal touches and really make it your own. The 125 year lease was renewed in 2002 meaning there are approximately 107 years left on the lease.

## DESCRIPTION

Entrance  
Lounge/Kitchen/Diner 12'03 x 15'01 (3.73m x 4.60m)  
WC 2'05 x 5'06 (0.74m x 1.68m)  
Bedroom Three 7'08 x 11'09 (2.34m x 3.58m)  
First Floor  
Bedroom One 15'01 x 10'01 (4.60m x 3.07m)  
Bedroom Two 9'04 x 16'01 (2.84m x 4.90m)  
Bathroom 5'03 x 7'07 (1.60m x 2.31m)  
External  
Allocated Parking Space

