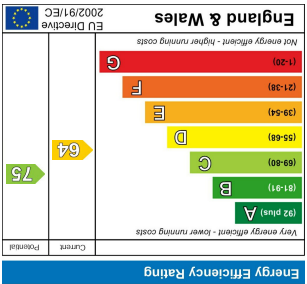


www.milesandbarr.co.uk/referral-fee-disclosure  
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We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

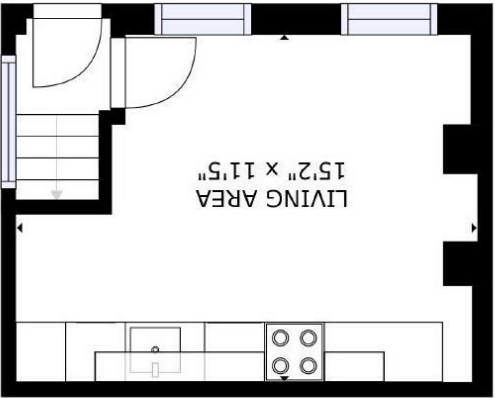


14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
t: 01227 200600 e: canterbury@milesandbarr.co.uk

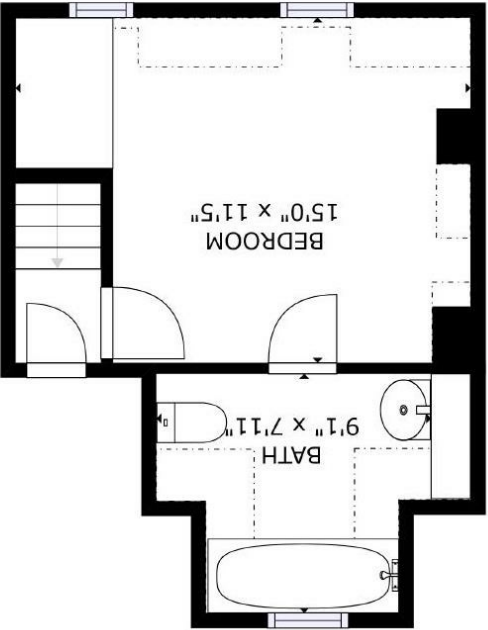


GROSS INTERNAL AREA  
FLOOR 1: 174 sq. ft. FLOOR 2: 193 sq. ft.  
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 48 sq. ft.  
TOTAL: 367 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2



GORDON ROAD CANTERBURY



GORDON ROAD  
CANTERBURY

£175,000



- One Bed First Floor Flat
- Share Of Freehold
- Walking Distance To City Centre
- Off Street Parking
- Own Entrance
- Close Proximity To Train Station
- Ideal Location

## 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 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

**\*IDEAL FIRST FLAT IN CENTRAL LOCATION WITH PARKING\***

Miles and Barr are delighted to offer to the market, this one bedroom flat is situated over two floors with its own entrance. The accommodation comprises of a kitchen/living room, double bedroom and bathroom. It also benefits from all important private allocated off street parking. Located within only a couple of minutes walk to Canterbury east railway station and into the city centre with its array of cafes, bars and restaurants, this flat could not be more conveniently placed.

### MATERIAL INFORMATION

Length of lease: 189 years from 01/04/1992

Annual ground rent and service charge amount: £600 PA includes Building Insurance

Ground rent review period: TBC

Service charge review period: TBC

Council tax band: A

## DESCRIPTION

Entrance

Kitchen / Living Area 15'2 x 11'5 (4.62m x 3.48m)

Bedroom 15'0 x 11'5 (4.57m x 3.48m)

Bathroom 9'1 x 7'11 (2.77m x 2.41m)

External

Allocated Parking Space

