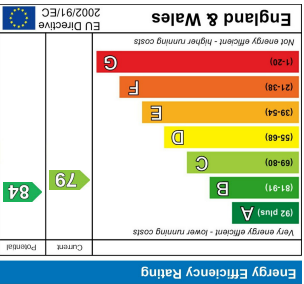
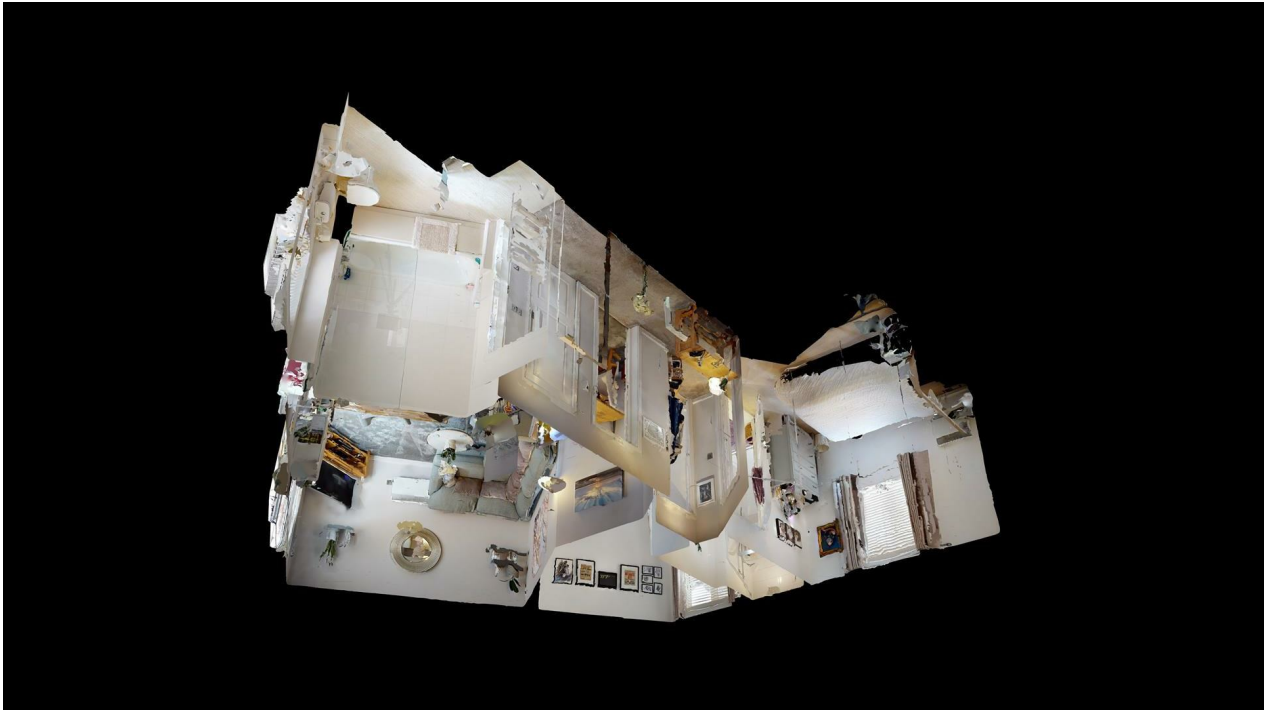


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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

**miles & barr**  
YOUR PROPERTY AGENT



12 DRYING SHED LANE  
CANTERBURY



12 DRYING SHED LANE  
CANTERBURY

OFFERS OVER £250,000



- Two Bedroom First Floor Apartment
- Walking Distance To Town Centre
- Beautifully Presented Throughout
- Allocated Parking Space
- Short Distance To Both Railway Stations With Direct Links to London
- Viewing Recommended

## 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

Situated just a stone's throw away from Canterbury's bustling city centre, this immaculately presented two bedroom first floor flat is perfect for anyone wanting to live in a peaceful setting yet still be in the thick of it.

Boasting a modern kitchen, lounge, bathroom, two good sized bedrooms with an en-suite to the master, this bright and spacious property also benefits from having an allocated parking space and a nearby secure building to store a bicycle. The property also benefits from a large gated communal garden with a children's play area.

Just minutes away from both Canterbury East and West stations offering direct links to London, this stunning property has all bases covered for anyone needing to commute yet still wanting to live in the beautiful city of Canterbury.

This property is not to be missed so call us now on 01227 200600 to book your viewing.

## DESCRIPTION

### Entrance

Open Plan Lounge/Kitchen 18'1 x 12'7 (5.51m x 3.84m )

Bedroom One 10'4 x 9ft (3.15m x 2.74mft)

Bedroom Two 6'0 x 9'0 (1.83m x 2.74m)

Family Bathroom 7'1 x 6'1 (2.16m x 1.85m)

