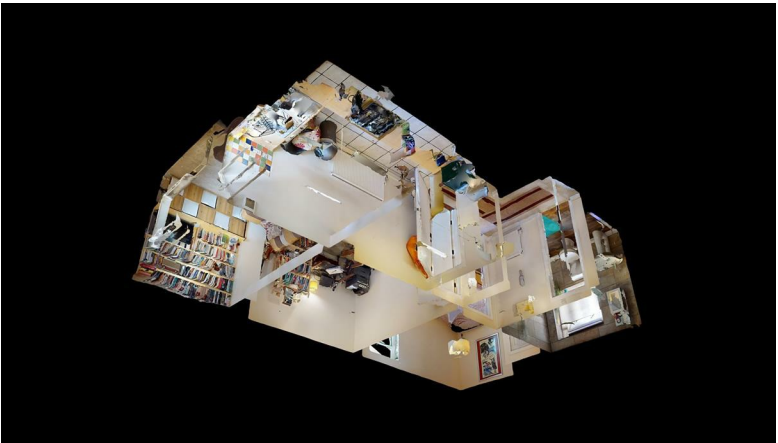


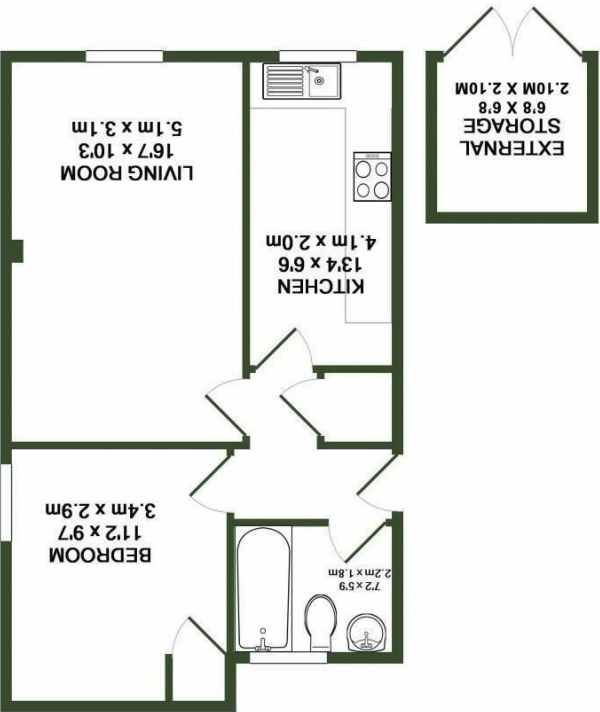
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	
G	(17-20)
F	(21-30)
E	(31-50)
D	(51-60)
C	(61-80)
B	(81-90)
A	(91-100)
Very energy efficient - lower running costs	
Current	Possible
72	76

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## FLAT 3, TEMPLARS COURT KIRBYS LANE CANTERBURY



## FLAT 3, TEMPLARS COURT KIRBYS LANE CANTERBURY

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YOUR PROPERTY AGENT



- One bedroom flat
- Ground floor
- Well presented throughout
- Large secure external storage suitable for mobility scooter or several bikes
- Close to the City Centre
- Stones throw from Canterbury West Station
- Viewing recommended

## 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 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

I Rare To The Market I Close To Canterbury West Station I

Miles and Barr are delighted to offer to the market this spacious ground floor apartment is ideally situated for both the city centre and Canterbury West train station. Neutrally decorated throughout, the entrance hall has a handy storage cupboard and leads into the main accommodation. The living room is very spacious and light with a window to the front. The bedroom is a good sized double with a built in storage alcove. The bathroom is fully tiled with low level w.c wash hand basin and a large shower. The property also comes with a secure, large external storage space, ideal for a mobility scooter or several bikes, which is unique. Please call Miles and Barr on 01227 200600 as the Sole Agent to arrange all viewings.

## DESCRIPTION

Entrance

Bedroom 11'1" x 9'6" (3.4 x 2.9)

Lounge 16'8" x 10'2" (5.1 x 3.1)

Kitchen 13'5" x 6'6" (4.1 x 2.0)

External Storage 6'10" x 6'10" (2.10 x 2.10)

Bathroom 7'2" x 5'10" (2.2 x 1.8)

