

- Council tax band : C
- No Onward Chain
- Two Bedroom Coach House
- Great First Time Buy Or Investment
- Well Presented Throughout
- Light And Airy
- Two Garages
- Spacious Accommodation
- Popular Location
- Great Access For A2

ABOUT

**** NO ONWARD CHAIN****

Miles and Barr are delighted to offer to the market this two bedroom coach house, with spacious accommodation and not one, but TWO garages! Situated in the popular location of Homersham, with amazing supermarkets, retail shops and school surrounding. Homersham is also just a short distance to the city centre and has great access for the A2

The property is well presented throughout, with new carpets and being recently decorated. To the front of the property is a small, paved area, that is great place to plant shrubs and flowers. As you enter the front door you go up the stairs to the wide landing. From here, you will find the two double bedrooms and the family bathroom. Following on you will be greeted by the spacious lounge/ dining area leading to the integrated kitchen. The whole accommodation is light and airy but is also fitted with black out blinds that will stay with the property. To the rear you will find two separate garages with the property and a store cupboard under the stairs.

Please call Miles and Barr as the sole agent to arrange all viewings on this unique home.

MATERIAL INFORMATION

Length of lease : 125 years from 01/08/2005
 Annual ground rent amount : £200 PA
 Ground rent review period : TBC
 Annual service charge amount : £60 PCM
 Service charge review period : TBC
 Council tax band : C

DESCRIPTION

Entrance

Living Room / Dining Room 15'09 x 16'11 (4.80m x 5.16m)

Kitchen 10'02 x 8'08 (3.10m x 2.64m)

Bedroom One 16'04 x 11'03 (4.98m x 3.43m)

Bathroom 7'11 x 6'10 (2.41m x 2.08m)

Bedroom Two 11'05 x 8'10 (3.48m x 2.69m)

External

Two Garages

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).

