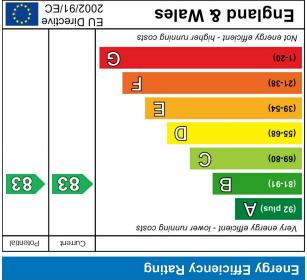
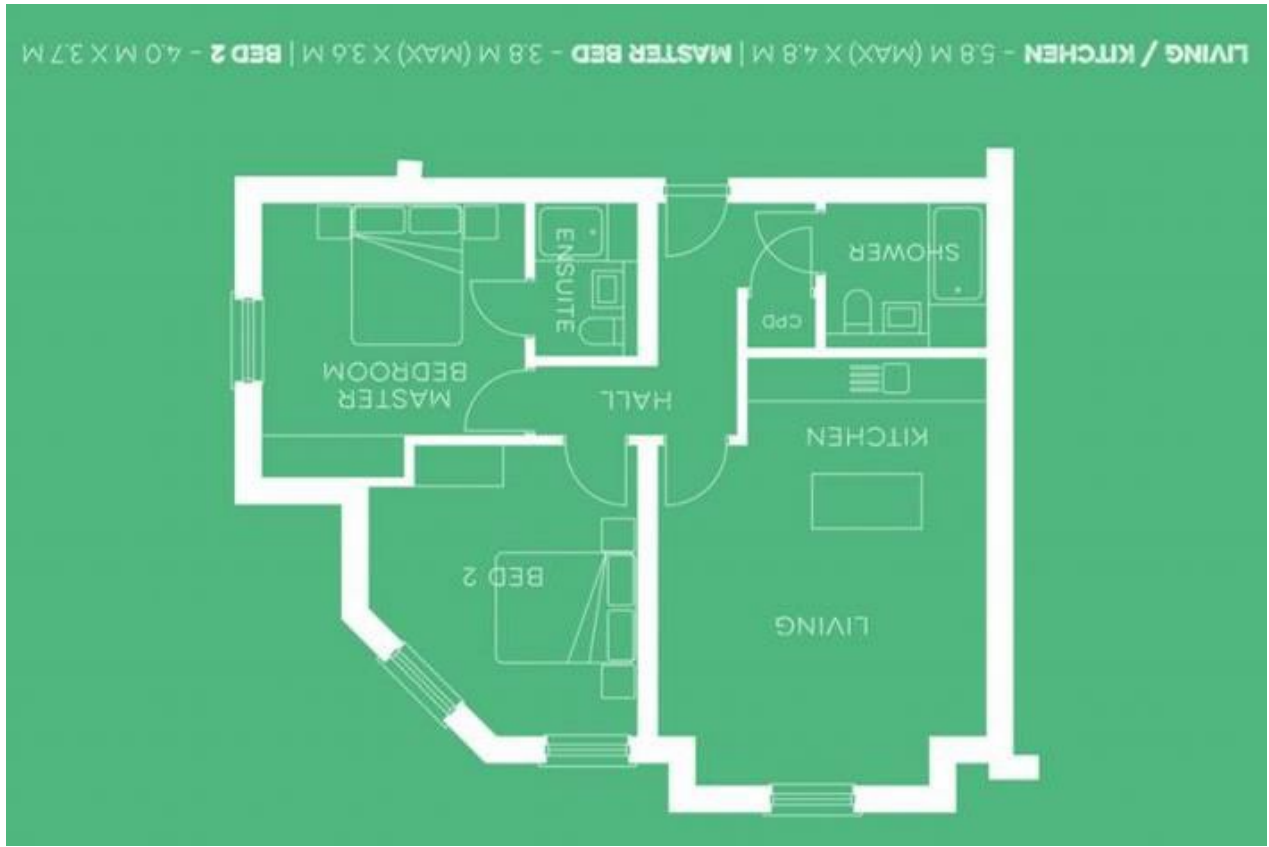


www.milesandbarr.co.uk/referral-fee-disclosure

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:



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MILITARY ROAD CANTERBURY



MILITARY ROAD
CANTERBURY

£280,000

- Superb Two Bedroom Apartment
- Share Of Freehold
- Built By Renowned Local Developer
- Close to City Center
- Short Walk to Train Stations
- No Chain
- Well Presented

LOCATION

LOCATION:

The property is conveniently situated within the city of Canterbury, a short walk to the Mainline Railways Stations and the High Street with all its amenities. These include an excellent modern shopping centre, Canterbury Christ Church University, the University of Kent 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.

CULTURAL, SPORTING & RECREATIONAL AMENITIES:

Canterbury is a city full of history and heritage with UNESCO World Heritage Site status. Sporting, Cultural 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. The Marlowe Theatre, the spectacular Beaney House of Art & Knowledge, and the Gulbenkian Arts Centre offer varied programmes from West End musicals and ballet to stand-up comedy and live music, with annual festivals (such as the Canterbury Festival - Kent's International Arts Festival) Canterbury Cathedral, the Roman Museum and Historic River Tours just some of the excellent experiences available in Canterbury. The modern shopping centre offers big brands and designer names with The King's Mile, a collection of historical streets lined with boutique style shops, cafes, eateries and public houses, just steps away.

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 Cannel 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 1hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles. Calais 35 mins).

ABOUT

Miles and Barr are delighted to offer this superb two bedroom ground floor apartment in St Thomas Place, Canterbury.

With one careful owner from new, this apartment is in excellent condition and offered chain free. Its contemporary styling and space has been designed to create open, light and airy accommodation, and it is conveniently situated just a short stroll to the High Street with its wealth of shops and amenities and within walking distance of Canterbury West and Canterbury East Railway Stations, both with regular services to London, the former being a high-speed link.

The accommodation in brief consists of: video phone entry system into communal lobby, private apartment entrance into hallway, open plan lounge, diner space and kitchen with integrated appliances, master bedroom with built-in wardrobes and en suite, second bedroom (currently arranged as an office), family shower room, underfloor heating throughout with Amtico flooring and neutral fitted carpets in both bedrooms, utility laundry cupboard with washer/dryer and useful storage space. All windows have bespoke integrated Multizone Pleated Blinds. Constructed with high performance double glazed windows, acoustic and thermal insulation, energy efficient gas boiler and heat recovery multi-vent system designed for energy efficient ventilation, all designed to minimise heating costs. Secure bicycle storage and bin store located in the courtyard.

Completed in 2018, St Thomas Place is a development in Old Ruffington Lane of eight town houses and six 2-debroom apartments, arranged in the form of a courtyard terrace wrapping around the edge of the site. Built by an award winning niche housing developer, Rogate are based in Canterbury and have been developing individual high quality architect designed homes of character throughout Kent for over 30 years.

Please check out the virtual tour and then call Miles & Barr to arrange your viewing.

DESCRIPTION

Entry Phone System into Communal Lobby

Private Door to Internal Hallway

Open Plan Lounge Kitchen Diner 18'2 x 14'9 (5.54m x 4.50m)

Master Bedroom 12'1 x 10'4 (3.68m x 3.15m)

En Suite

Utility/Laundry Cupboard

Second Bedroom 13'4 x 11'11 (4.06m x 3.63m)

Family Shower Room 7'4 x 5'6 (2.24m x 1.68m)

