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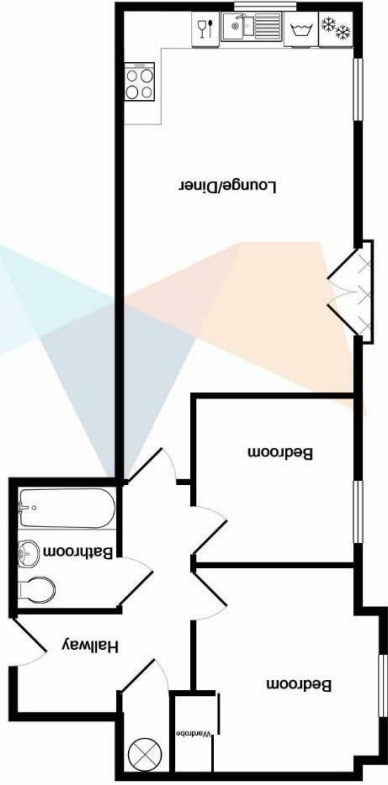
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (93 kWh)	A (93 kWh)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (45-54)	E (45-54)
F (21-44)	F (21-44)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
Energy Efficiency Rating	
Current	Possible
81	86



TOTAL APPROX. FLOOR AREA 55.1 SQ.M. (593 SQ.FT.)  
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14, RIPPLE COURT BARTON MILL ROAD  
CANTERBURY



14, RIPPLE COURT BARTON MILL ROAD  
CANTERBURY

OFFERS OVER £200,000



- 2 Bedrooms
- Allocated Parking
- Open Plan Living
- Close to City Centre
- Top Floor Apartment

## ABOUT

Miles & Barr are delighted to be offering this lovely two bedroom apartment located in the desirable Barton Mill Road development, just over half a mile from Canterbury city centre. Situated on the top floor, and accessed via the stairs or lift, this apartment would make an ideal first time buy or investment property. The accommodation on offer comprises of entrance hallway, two double bedrooms, open plan lounge-diner-kitchen and the main family bathroom.

Constructed in 2008, this apartment still has a very "new" feel to it from the modern bathroom suite, to the fully integrated kitchen with fridge/freezer, washing machine, dishwasher, oven, hob and extractor fan. The décor is neutral throughout and you get a real feeling of space when you walk into the entrance hall. The living room has a Juliette balcony with views over the River Stour.

This property would make an ideal first time buy or investment property.

Barton Mill Road is located just over half a mile from Canterbury city centre, with its wealth of shopping, leisure and recreational facilities. There is a riverside pathway that takes you down to Sainsbury's supermarket, whilst the Canterbury West Station with the High Speed service to London St Pancras is within a 15-20 minute walk.

## DESCRIPTION

Entrance Hall

Open Plan Lounge/Kitchen/Diner 20'4 x 12'4 (6.20m x 3.76m)

Bedroom One 11'3 x 9'6 (3.43m x 2.90m)

Bedroom Two 8'9 x 8'3 (2.67m x 2.51m)

Bathroom 6'9 x 5'3 (2.06m x 1.60m)

Parking

## 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 recently refurbished Marlowe Theatre, the spectacular Beaney 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).

