

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(A) (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

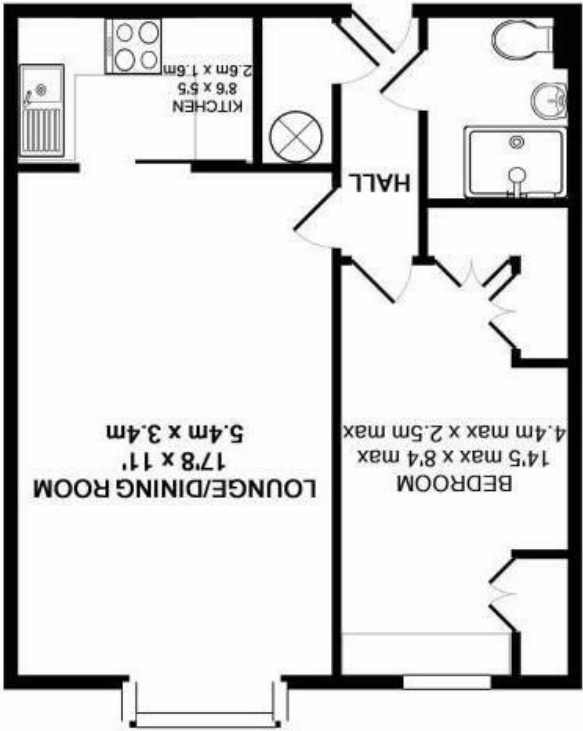


14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t. 01227 200600 e. canterbury@milesandbarr.co.uk



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 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

Made with Metropix ©2019



27 MULBERRY COURT STOUR STREET, CANTERBURY



27 MULBERRY COURT STOUR STREET
CANTERBURY

OFFERS OVER £170,000

- NO ONWARD CHAIN
- Retirement Flat
- Resident's Car Park
- Central Location
- Spacious Communal Areas
- Access to Roof Terrace

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).

ABOUT

ATTRACTIVE RETIREMENT APARTMENT IN THE CITY CENTRE!

NO ONWARD CHAIN! Miles and Barr are delighted to present to the market this One Bedroom Flat in the popular retirement complex of Mulberry Court. Set just off of Stour Street, this apartment is just a stones throw from the city centre with its shops, restaurants and the Cathedral.

Mulberry Court houses 28 apartments and is set over three floors with a lift, while also having access to a sitting room and a beautiful garden with mature shrubs and other plants. While in the garden you have a lovely view of the river, making it a lovely place to relax.

The flat itself consists of a double bedroom, a modern shower room, a spacious lounge/diner and a kitchen. An added bonus is access to a roof terrace just a few steps from the front door giving you an outside space to enjoy. This flat has benefitted from new double glazed windows and new electric heaters throughout and is ready to move straight in to. Externally there is a residents car park with an allocated space.

This flat is offered to the market with no onward chain and residents must be over 65 years old or 60 years old if retired.

DESCRIPTION

Entrance

Lounge/Dining Room 17'8" x 11'0" (5.38m x 3.35m)

Kitchen 8'6" x 5'5" (2.59m x 1.65m)

Bedroom 14'5" x 8'4" (4.39m x 2.54m)

Shower Room

External

Residents Car Park

