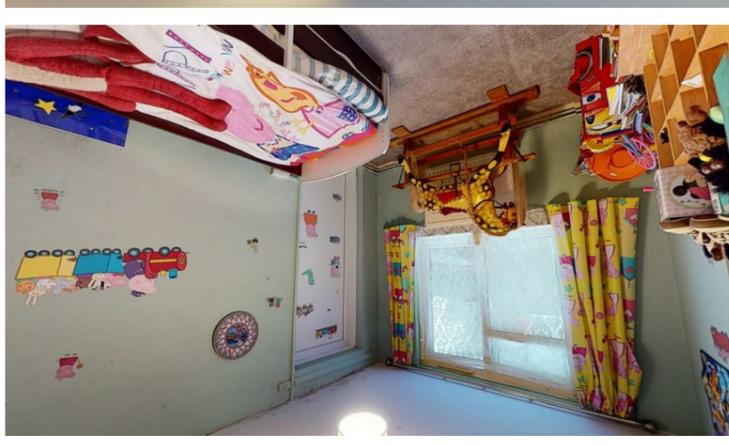
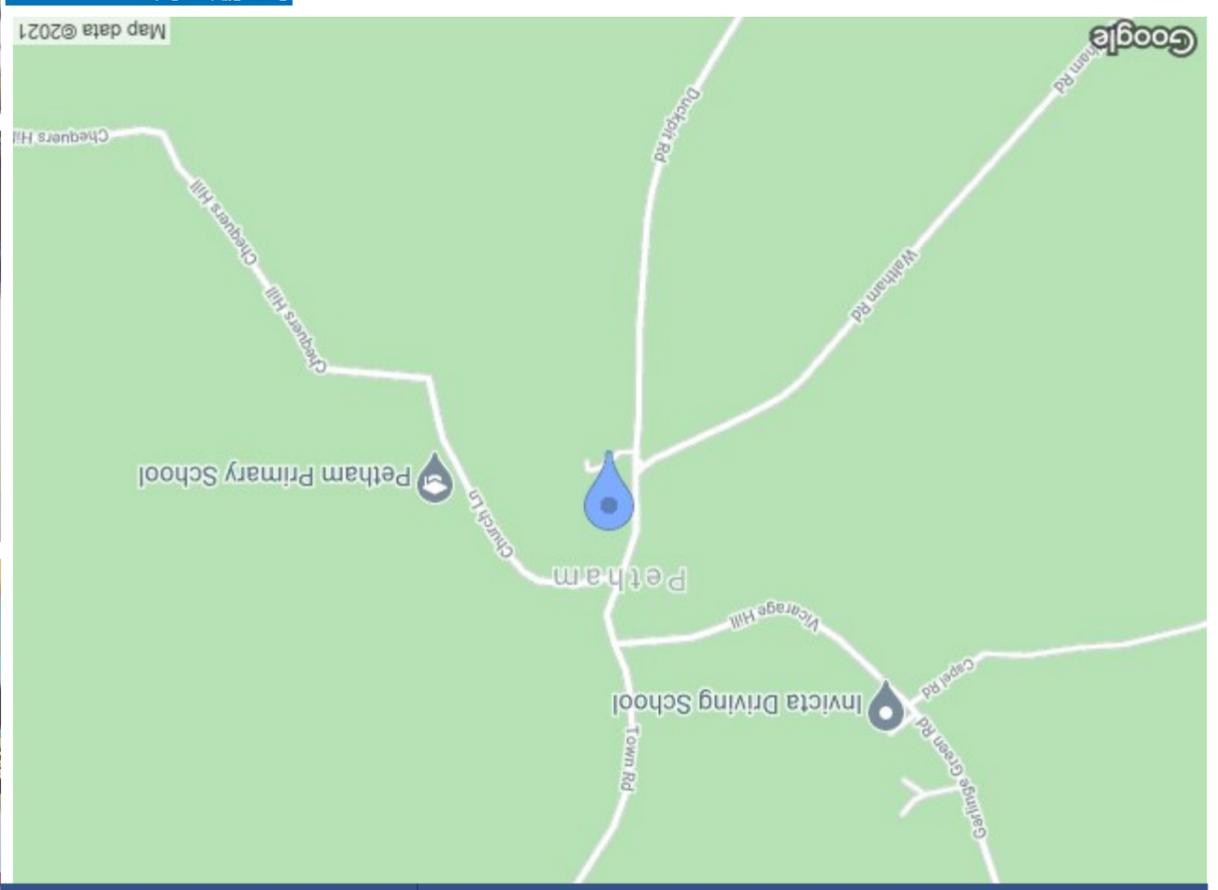
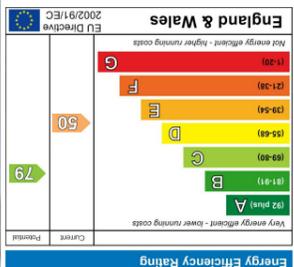


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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6 TILLARD CLOSE
CANTERBURY

OFFERS IN EXCESS OF £150,000

- First Floor Flat
- Two Bedrooms
- Spacious Lounge
- Family Bathroom
- Popular Village Location
- Ideal First Time Buy or Investment

ABOUT

RARELY AVAILABLE FLAT IN SOUGHT AFTER VILLAGE LOCATION!

Miles and Barr are delighted to present to the market this Two Bedroom First Floor Flat in the popular village location of Petham. In its current layout this property consists of a kitchen, a lounge, two bedrooms and a bathroom.

This apartment would make an ideal first time buy or an investment and viewings can be arranged by contacting Miles and Barr, acting as sole agents.

LOCATION

Petham, which is located to the south-west of Canterbury city centre and offers a bus route into Canterbury, is one of the most desirable villages in and around Canterbury and has the benefit of its own Primary School. Whilst access to the M20 motorway is about 20 minutes away. Ashford is also a short distance, offering the high speed links and of course the Eurostar.

SURROUNDING AREAS

The property is situated within 5 miles of 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 Christchurch College 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.

SPORT AND LOCAL 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 Beany 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.

COMMUNICATIONS

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).

DESCRIPTION

Entrance

Lounge 15'04" x 11'09" (4.67m x 3.58m)

Kitchen 8'07" x 6'07" (2.62m x 2.01m)

Bedroom One 12'04" x 9'09" (3.76m x 2.97m)

Bedroom Two 10'03" x 7'04" (3.12m x 2.24m)

Bathroom 8'07" x 6'07" (2.62m x 2.01m)

