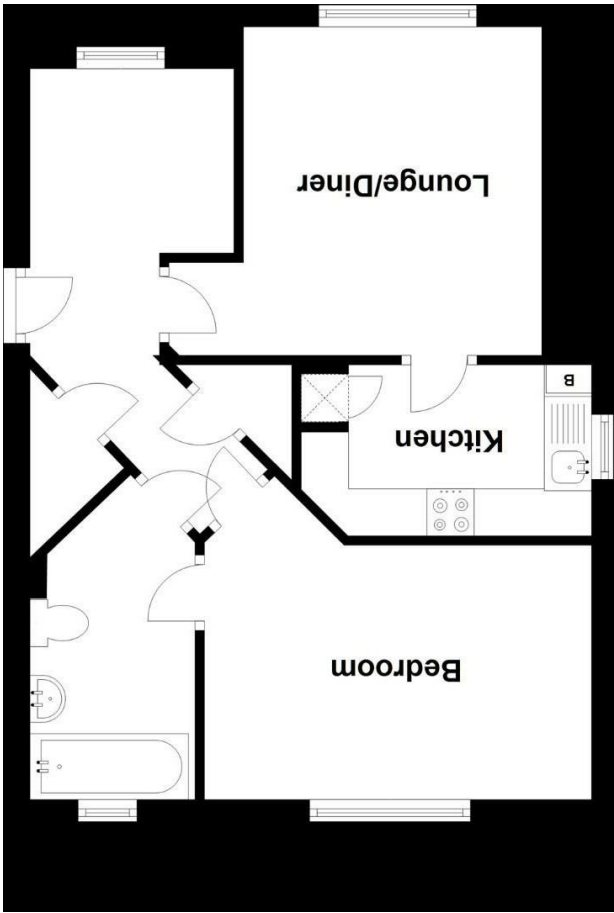


www.milesandbarr.co.uk/referral-fee-disclosure

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 detail, 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	
Not energy efficient - higher running costs	
G	(17-20)
F	(21-30)
E	(31-35)
D	(36-50)
C	(51-60)
B	(61-81)
A	(82-100)
Very energy efficient - lower running costs	
Current	
Potential	



BLACKTHORN ROAD CANTERBURY



BLACKTHORN ROAD  
CANTERBURY

OFFERS OVER £165,000



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





- One Bedroom
- Top Floor Flat
- Allocated Parking And Visitor Parking
- Immaculately Presented Throughout
- Ideal First Time Buy Or Investment
- Popular Village Location
- Great Local Amenities
- Viewing Recommended

## 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)."

## ABOUT

I Perfect First Time Buy I Great Location I

Miles and Barr are delighted to offer to the market this charming one bedroom top floor flat, with spacious accommodation and large skylight windows letting in plenty of light. Located in the village location of Hersden, which is perfectly situated with easy access to Thanet, Canterbury and Herne bay.

The property has been recently modernised by the current vendor including new carpet, chrome USB plug parts fitted throughout. The accommodation comprises entrance hall, with space in the eaves for storage, a spacious living room, modern kitchen, double bedroom and the Jack and Jill bathroom. The loft space offers extra storage. Other benefits include a allocated parking space and visitor bays.

This property is immaculately presented throughout and would make an ideal first time buy or investment. So please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance

Lounge/Diner 11'4" x 10'7" (3.46m x 3.25m)

Entrance Hallway

Kitchen 10'0" x 5'8" (3.05m x 1.75m)

Bedroom 13'5" x 8'7" (4.09m x 2.64m)

Bathroom

