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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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: 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:



Energy Efficiency Rating	
Current	Potential
<div><div></div></div>	<div><div></div></div>
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



WESTWOOD DRIVE CANTERBURY



WESTWOOD DRIVE
CANTERBURY

ASKING PRICE £325,000



- Council tax band : D
- Underground Gated Parking
- Balcony & En Suite To The Master Bedroom
- Lift Access
- Second Balcony To The Lounge/Diner
- Close To Local Amenities
- Close To City Centre
- Great For First Time Buyers Or Investment
- Close To Canterbury West Station
- Two Bedroom Apartment

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 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

Miles and Barr are delighted to bring to the market this spacious two bedroom second floor apartment with lift access, in the gated Kingsbrook Park Development. Situated within walking distance of the city centre and Canterbury West Train Station which is just a stones throw away.

This very spacious two bedroom apartment is perfect for first time buyers or investors looking to expand their portfolio. The accommodation comprises of - Entrance hallway with various storage cupboards, to the right is the main family bathroom, just off of the hallway is the first double bedroom with Juliet balcony and fitted double wardrobe. Further along you come to the master bedroom offering en-suite shower room and a balcony. Finally you will find dual aspect living room with a further balcony and a kitchen with fitted dishwasher and fridge freezer. This flat as a whole is very rare to the market, well ventilated throughout and light as you can see from the photos.

There is gated undercover parking which is ideal being so close to the city centre and canterbury west train station, you will also have use of a residents' river-side park.

Please note that there is currently a tenant in-situ which offers a great opportunity for an investment buyer. The tenants will be able to leave after a 2 month notice period which would be ideal for a buyer to complete as soon as possible.

MATERIAL INFORMATION

Length of lease : 125 years from 01/08/2007

Annual ground rent amount : £250

Ground rent review period: yearly

Annual service charge amount : £1300

Service charge review period:

Council tax band : D

DESCRIPTION

- Entrance
- Kitchen 13'3 x 6'8 (4.04m x 2.03m)
- Lounge/Diner 20'7 x 12'6 (6.27m x 3.81m)
- Bedroom One 15'7 x 11 (4.75m x 3.35m)
- En Suite 7'2 x 5'9 (2.18m x 1.75m)
- Bedroom Two 10'11 x 10'3 (3.33m x 3.12m)
- Bathroom 7'9 x 6'5 (2.36m x 1.96m)
- External
- Underground Parking

