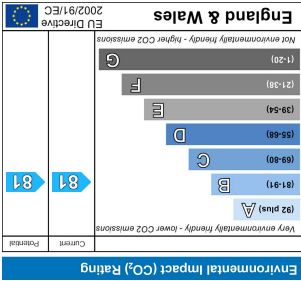


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



- Two Bedroom Apartment
- Situated On The Third Floor
- Allocated Car Port
- Countryside Views
- Open Plan Lounge/Diner/Kitchen
- En-Suite To Master Bedroom
- Well Presented Throughout
- Highly Desirable Village Location
- Offered With No Chain
- Short Drive To City Of Canterbury

ABOUT

****GUIDE PRICE £180,000 TO £210,000****

****NO CHAIN****

Miles and Barr are delighted to offer to the market this unique two bedroom apartment set in a converted water tower within the popular village of Chartham. The accommodation comprises the entrance hallway and open plan lounge/diner/kitchen. The two bedrooms are a great size with the master benefiting from an en-suite, along with the main bathroom. The property offers lovely rural countryside views and an allocated car port space. This would make an ideal first time purchase or investment opportunity. Viewing is recommended, please contact Miles and Barr today to arrange your viewing.

LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford.

LOCAL AREA

The property is situated within 4 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 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 Beaneys 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).

DESCRIPTION

THIRD FLOOR

Entrance Hallway

Lounge/Diner/Kitchen 22'9" x 16'0" (6.93m x 4.88m)

Bedroom 11'1" x 10'8" (3.38m x 3.25m)

En-Suite 6'3" x 4'4" (1.91m x 1.32m)

Bedroom 9'7" x 7'2" (2.92m x 2.18m)

Bathroom 5'4" x 6'11" (1.63m x 2.11m)

OUTSIDE

Allocated Car Port

