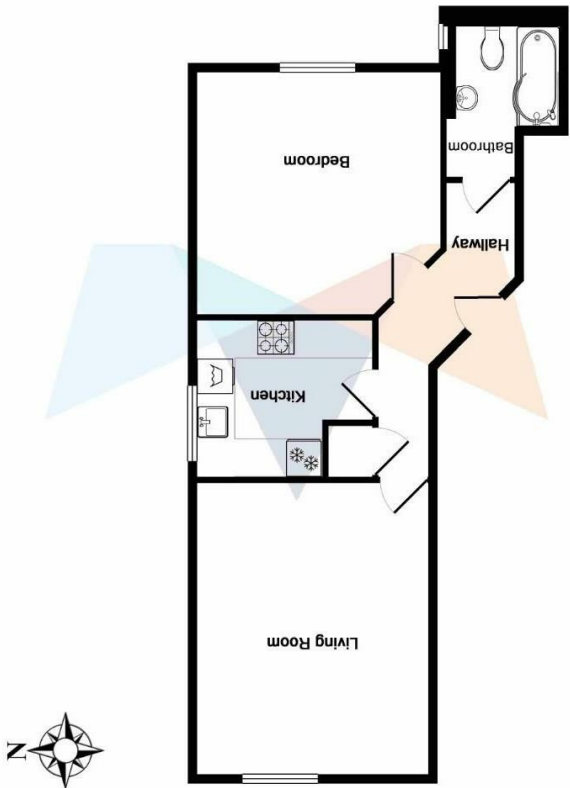


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A (83 plus)	
Energy efficient		B (81-83)	
Average		C (69-80)	
Below average		D (55-68)	
Poor		E (45-54)	
Very poor		F (21-44)	
Not energy efficient - higher running costs		G (1-20)	
EU Directive		2002/91/EC	
England & Wales			

TOTAL APPROX. FLOOR AREA 50.6 SQ.M. (545 SQ.FT.)  
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FLAT 4 ELMS COURT NEW DOVER ROAD  
CANTERBURY



FLAT 4 ELMS COURT NEW DOVER ROAD  
CANTERBURY

OFFERS OVER £180,000



- One Bedroom Apartment
- Situated On The Ground Floor
- Allocated Parking Space
- Video Phone Door Entry System
- Walking Distance To City Centre
- Catchment Area For Schools, Colleges And Universities
- Good Train And Bus Links
- Desirable South Canterbury Location
- Ideal For Letting

## 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

**\*\*CALLING ALL LANDLORDS - BEING SOLD WITH TENANTS IN SITU\*\***

Miles and Barr are delighted to offer to the market this one bedroom apartment situated in a highly desirable South Canterbury location and just a short walk from the city centre. The ground floor apartment comprises the kitchen, living room, good sized bedroom and bathroom. The property benefits from a video phone door entry system and allocated parking space. The property is within easy access to the main high street with its wealth of shops, bars and restaurants. Both Canterbury East and West train stations are within walking distance, along with Canterbury Bus Station. The property is also within the catchment area for local schools, colleges and universities making this a great investment or first time buy. Viewing is recommended, please contact Miles and Barr today to arrange your viewing.

## DESCRIPTION

### GROUND FLOOR

Entrance Hallway

Kitchen 9'6" x 8'5" (2.90m x 2.57m)

Living Room 15'7" x 13'0" (4.75m x 3.96m)

Bedroom 13'0" x 12'11" (3.96m x 3.94m)

Bathroom 9'1" x 6'3" (2.77m x 1.91m)

### OUTSIDE

Allocated Parking Space

