

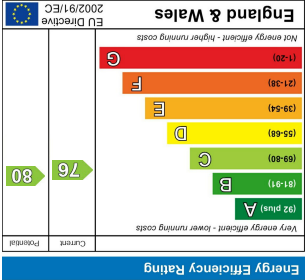
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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract.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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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THE CAUSEWAY CANTERBURY



THE CAUSEWAY
CANTERBURY

£185,000

- No Onward Chain
- Third Floor Retirement Apartment
- Close To Canterbury City Centre
- Resident's Lounge & 24hr Emergency Care
- Lift Access
- Two Double Bedrooms
- Spacious Living Space

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

SPACIOUS TWO BEDROOM TOP FLOOR RETIREMENT APARTMENT!

NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this fantastically located two bedroom retirement apartment. Situated in the Causeway, just a stones throw from Canterbury High Street, this well presented apartment is ideal for anyone looking to be within walking distance of the bustling city of Canterbury. Perfect as a base for anyone wishing to lock up and leave or as a permanent residence, this lovely property has all bases covered when it comes to size and location. Relax and enjoy the tranquil gardens before heading out either to the historic city centre or to St Dunstans which is host to a number of independent cafes, pubs and restaurants. An array of supermarkets are all just minutes away.

Benefiting from being on the top floor, but with lift access, this property has the best of the light and views, and a slightly larger than usual lounge.

As you enter the property there is a hallway, two double bedrooms, large storage cupboard, bathroom, spacious lounge and kitchen.

A further benefit to this property is that Kings School Recreation Centre is practically on the doorstep!

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

DESCRIPTION

- Third Floor
- Hallway 17'3 x 3'1 (5.26m x 0.94m)
- Kitchen 7'5 x 7'1 (2.26m x 2.16m)
- Lounge 16'8 x 16'7 (5.08m x 5.05m)
- Storage Cupboard 5'6 x 3'1 (1.68m x 0.94m)
- Bedroom One 13'4 x 8'9 (4.06m x 2.67m)
- Bedroom Two 13'4 x 7'4 (4.06m x 2.24m)
- Bathroom 7' x 5'6 (2.13m x 1.68m)
- External
- Car Parking

