



14 LOWER CHARTER LANE, CANTERBURY, KENT, CT1 1UF  
01227 200600 e. [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)

...valuing people, not just property  
**miles & barr**

**ROCHESTER AVENUE CANTERBURY**



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CANTERBURY**

**OFFERS IN EXCESS OF £230,000**

- Two Bedroom Apartment
- Refurbished By Current Owner
- Modern Kitchen And Bathroom
- Popular Location
- Allocated Parking

## ABOUT

Miles & Barr are delighted to be offering this two bedroom apartment in Rochester Court, Canterbury.

Located in the ever desirable South Canterbury area and within walking distance of the high street, Rochester Court is a purpose built and well maintained block of apartments. The current owners have refurbished this home and it is presented to a high standard.

The accommodation in brief consists of an entrance hallway, living room, kitchen/breakfast room, well fitted with a range of modern wall and base units, family bathroom, equally well finished with a modern suite, two well proportioned bedrooms, one currently arranged as a home office. To the outside of the property is a lovely private front garden plus allocated parking.

Please check out the virtual tour and then call Miles and Barr to arrange your viewing.

## MATERIAL INFORMATION

Length of lease: 999 years from 25/12/1981

Annual ground rent amount: peppercorn

Ground rent review period: TBC

Annual service charge amount: TBC

Service charge review period: TBC

Council tax band: B

## 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).

## DESCRIPTION

Ground Floor

Living Room 10'8" x 14'7" (3.25m x 4.45m)

Kitchen 9'9" x 14'7" (2.97m x 4.45m)

Bedroom One 9'5" x 11'5" (2.87m x 3.48m)

Bedroom Two 6'11" x 6'9" (2.11m x 2.06m)

Bathroom 6'1" x 9'8" (1.85m x 2.95m)

External

Allocated Parking

