

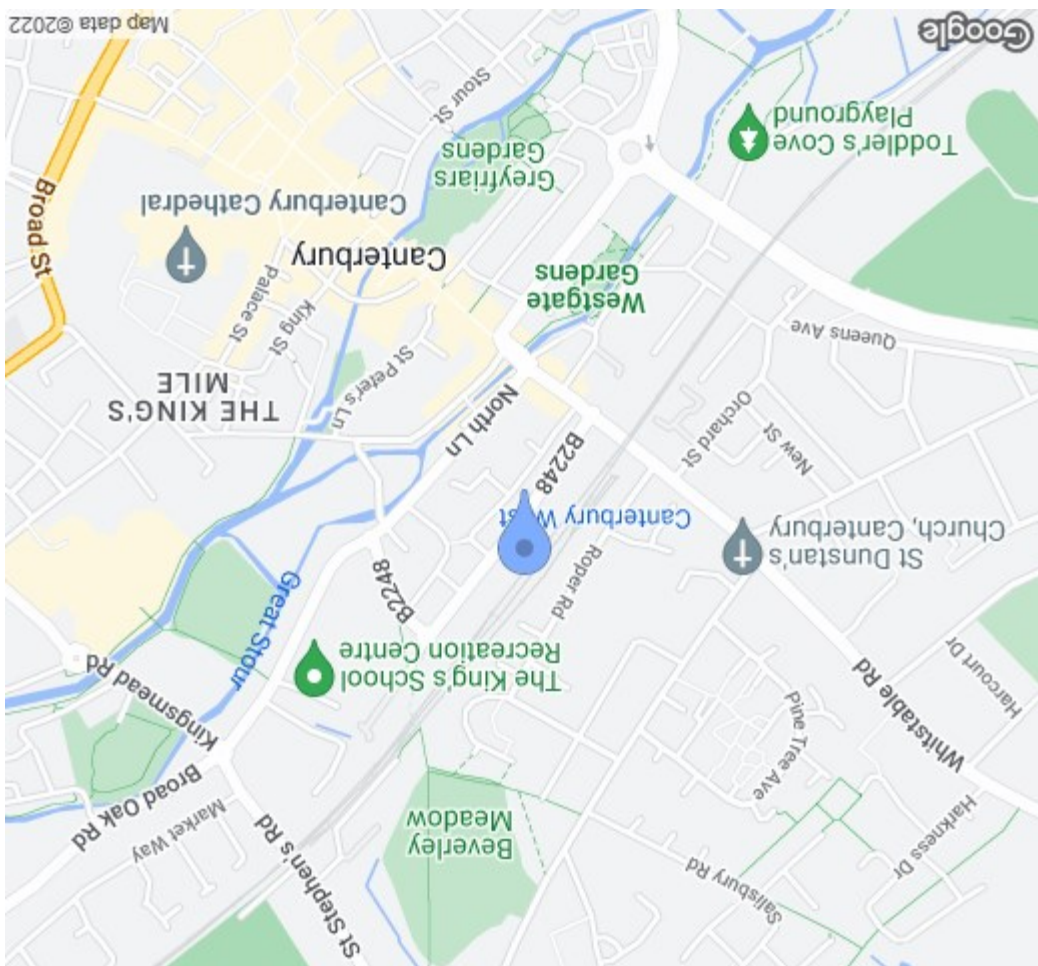
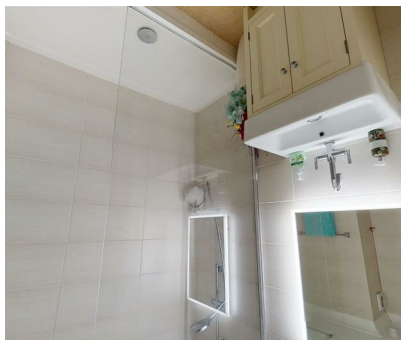
in compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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| EU Directive 2002/91/EC |            | England & Wales |   |
|-------------------------|------------|-----------------|---|
| Climate                 | Favourable | 75              | Not energy efficient - higher running costs<br>G<br>F<br>E<br>D<br>C<br>B<br>A<br>(0% extra)<br>(10-15%)<br>(15-25%)<br>(25-35%)<br>(35-50%)<br>(50-75%)<br>(75-100%) |
|                         |            | 80              | Very energy efficient - lower running costs<br>A<br>B<br>C<br>D<br>E<br>F<br>G  |



## STATION ROAD WEST, CANTERBURY



# STATION ROAD WEST CANTERBURY

**ASKING PRICE £125,000**



- Retirement Flat
- Minimum Age 55
- Lift access to all floors
- House Manager
- 24 hour emergency Careline system
- Residents' lounge and laundry
- One Double Bedroom

### 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 Beane 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 offer to the market this one bedroom retirement apartment situated in the sought-after Barton Mill Court development close to St Dunstons, Sainsburys, Canterbury West station and a short walk to the city centre. The property is lovely and light, with large windows overlooking pretty communal gardens. The kitchen is fully fitted with integrated appliances, with plenty of cupboard space. The kitchen being adjacent to the open plan lounge diner adds to the light feel of the apartment. You will also find a spacious double bedroom and the main shower room with a full length shower cubicle. The development has a communal lounge, laundry room and an overnight room for visiting family. Externally are well maintained communal gardens and residents' parking.

### MATERIAL INFORMATION

Length of lease : TBC  
Annual ground rent amount : £281 Twice yearly  
Ground rent review period : TBC  
Annual service charge amount : £1500 Twice yearly  
Service charge review period : TBC  
Council tax band : TBC

### DESCRIPTION

Entrance  
Lounge Diner 22'10 x 10'04 (6.96m x 3.15m)  
Kitchen 8'11 x 7'02 (2.72m x 2.18m)  
Bedroom One 13'09 x 8'10 (4.19m x 2.69m)  
Bathroom 6'11 x 5'07 (2.11m x 1.70m)  
External

