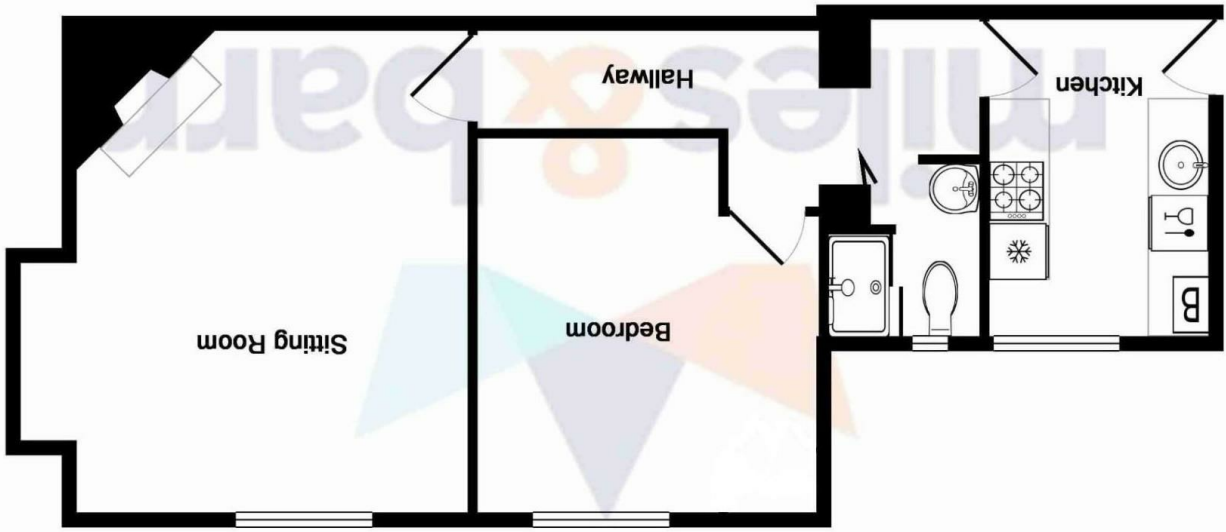
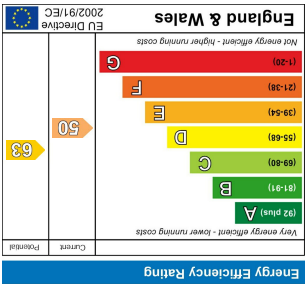


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



2A ST STEPHENS HOUSE ST. STEPHENS ROAD  
CANTERBURY



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CANTERBURY

OFFERS IN EXCESS OF £210,000



- No Onward Chain
- Turnkey Home
- Immaculately Presented
- Great History and Period Features
- Allocated Parking At Rear
- Stunning Communal Gardens Backing On To River
- Long Share Of Freehold Lease
- High Ceilings
- 30 Second Walk From Kings School Recreational Centre With Gym & Pool
- Canterbury West Station Nearby

LOCATION

**SURROUNDING AREAS**  
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 Christchurch College 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.

**SPORT AND LOCAL 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.

**COMMUNICATIONS**  
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

IMPRESSIVE APARTMENT WITH PARKING CLOSE TO CITY CENTRE!

NO ONWARD CHAIN! Miles & Barr are proud to be offering this stunning one bedroom flat located in St Stephens House. St Stephens House, is an imposing character property, built in 1836 and was originally home to the Headmaster of King's School. In the 1980's the property was converted to apartments with and a share of freehold lease was create with 999 years.

This property was purchased by the current owners approximately 4 years ago and they have carried out a number of improvements on the property and so any perspective purchaser could move straight in with nothing to be done. This turnkey home is immaculately presented and still holds many period features including high ceilings, picture rails, ceiling roses, high skirtings and also a grand feature fireplace in the drawing room. In its current layout you enter the property from the smart communal entrance hall, you come in to the kitchen area which has lots of clever cupboard storage and fully integrated high quality appliances. Head through and into the internal hallway. From here there is the shower-room with modern 3 piece shower suite. Then you head into the double bedroom and the owners have reconfigured the central heating to allow for more choice over the positioning of the bed and allows room to fit a large wardrobe. This room has been completely re plastered and redecorated. Finally at the end of the hallway is a grand drawing room, with stunning parquet floor, gas fire within the impressive surround and period cornicing.

Externally the building has use of the glorious communal gardens, backing on to the River Stour. This garden is very well cared for with gardeners instructed to maintain, along with residents taking care in the surroundings. There is then communal bike stores and even garden furniture. Finally there is an allocated parking space for the property with a security barrier.

DESCRIPTION

- RAISED GROUND FLOOR
- Kitchen 10'4" x 7'1" (3.17 x 2.16)
- Hallway
- Shower-Room
- Bedroom 12'2" x 10'11" (3.71 x 3.33)
- Drawing Room 15'10" x 14'6" (4.85 x 4.42)

