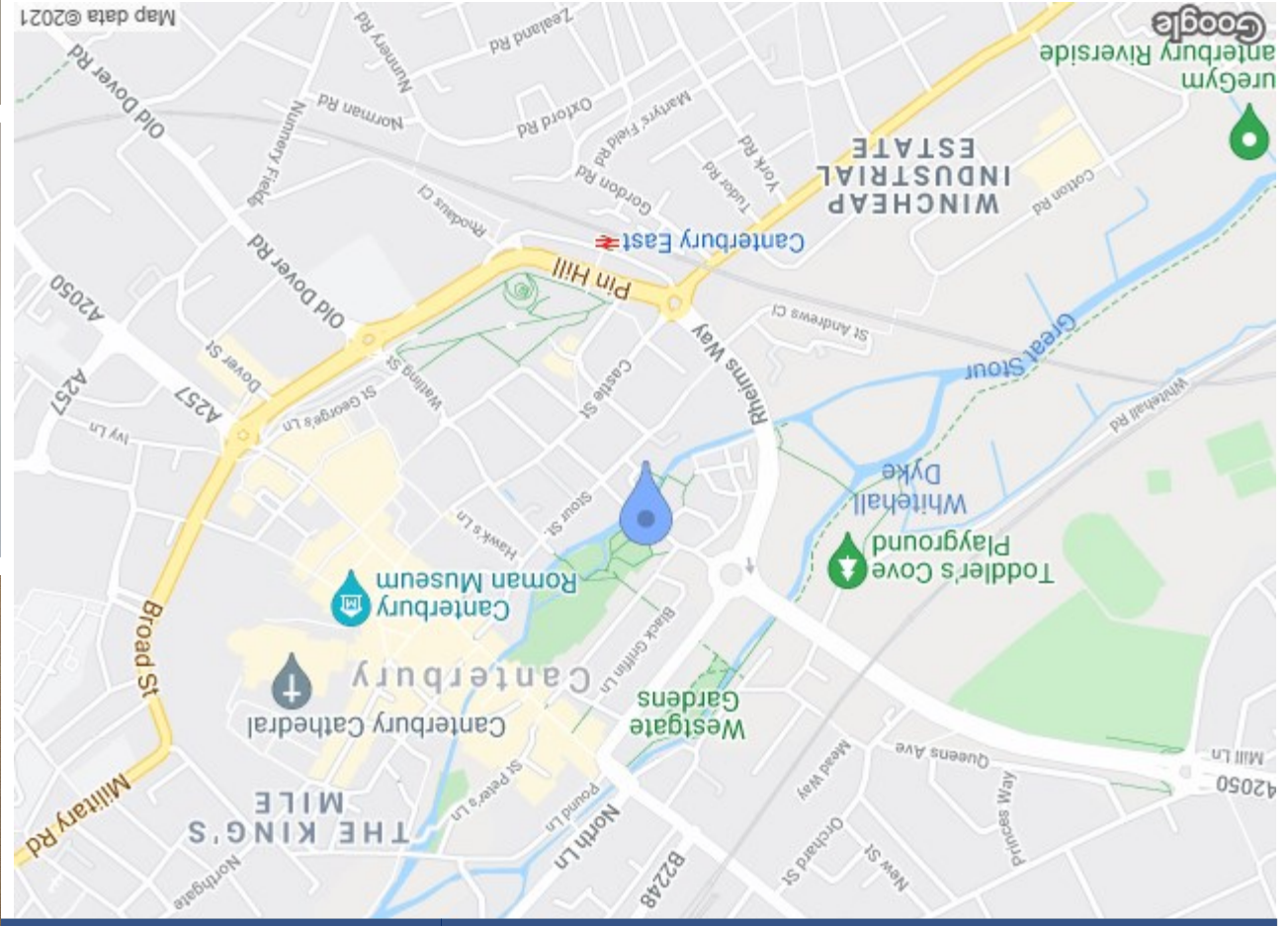


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Energy efficient	C (61-80)
Energy efficient	D (41-60)
Energy efficient	E (21-40)
Energy efficient	F (1-20)
Not energy efficient - higher running costs	G (1-20)
Current	81
Possible	81



FLAT 14 JASMINE HOUSE 49 STOUR STREET
CANTERBURY






14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
 01227 200600 e canterbury@milesandbarr.co.uk


 ...valuing people, not just property



FLAT 14 JASMINE HOUSE 49 STOUR STREET
CANTERBURY

OFFERS IN EXCESS OF £325,000

- Overlooking River Stour
- Within City Walls
- Long Lease
- En-Suite To Master
- Immaculately Presented
- Ground Floor Apartment
- Two Double Bedrooms
- Within Gated Development

LOCATION

LOCAL AREA

The property is situated within the city walls 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

STUNNING MODERN APARTMENT ON THE EDGE OF THE RIVER!

Miles and Barr are delighted to bring to the market this spacious 2 bedroom ground floor apartment situated within the Canterbury city walls and positioned right on the edge of the River Stour. Jasmine House was developed in 2016 and the current owner bought from new. The property is beautifully presented with lovely high ceilings and the main living space has two Juliet balconies overlooking the river.

Enter Jasmine House through private gates and within the third block of is this property, situated on the ground floor with no stairs to negotiate. As you enter the property you are greeted by an entrance hall with the electronic entry system. At the front of the property is the bedrooms, with the second bedroom the first along the hall, which is a good size and features fitted wardrobes. Further along the hall is the larger main bedroom with a double fitted wardrobe and an en-suite shower room. The hallway then turns at 90 degrees to the left with the bathroom on the left hand side. This is very nicely presented, featuring a 3 piece bath suite with shower overhead. The hallway then leads straight into large living space with a lounge/diner with the impressive views and then in the corner is the kitchen area with integrated appliances and finished in a high spec.

This property would be ideal for anyone looking for an immaculate home within the city walls, to enjoy all the culture and beauty that Canterbury has to offer. There are also great transport links and amenities nearby.

Viewing is highly recommended and can be arranged by contacting Miles and Barr on 01227 200600.

DESCRIPTION

Entrance

Bedroom One 9'11 x 9'10 (3.02m x 3.00m)

En-Suite 6'2 x 6' (1.88m x 1.83m)

Bedroom Two 11'5 x 8'10 (3.48m x 2.69m)

Bathroom 8'1 x 6'1 (2.46m x 1.85m)

Lounge/Diner 18'3 x 10'4 max (5.56m x 3.15m max)

Kitchen 9'9 x 8' (2.97m x 2.44m)

External

2x Juliet Balconies

