



Flat 24, Deans Mill Court The Causeway, Canterbury

Offers Over £400,000



Flat 24

Deans Mill Court The Causeway, Canterbury

Miles & Barr are delighted to be offering this "one of a kind" three bedroom retirement apartment located in the desirable Deans Mill Court in central Canterbury and overlooking the River Stour. The property benefits from being a short walk to the high speed links at Canterbury West Train Station and the city centre. The accommodation on offer comprises entrance hallway, lounge, separate dining room, fitted kitchen, three good sized bedrooms, with the master bedroom enjoying a dressing room, and both a shower room and a bathroom. The apartment was created by the combining of two apartments to create this spacious double apartment that we see before us today. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. There is also the benefit of communal gardens, residents lounge, laundry room, guest suite, communal satellite (fees apply) and video entry system. 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.

Council Tax band: E

Tenure: Leasehold

- Three Bedroom First Floor Apartment
- Deans Mill Court Development
- Over Sixties
- Allocated Parking
- Close To Canterbury West Train Station
- Short Walk To The City Centre





Entrance

Lounge Area

Dimensions: 3.40m x 4.55m (11'2 x 14'11).

Dining Area

Dimensions: 2.44m x 3.78m (8'0 x 12'5).

Bedroom One

Dimensions: 3.15m x 4.72m (10'4 x 15'6).

Dressing Room

Dimensions: 2.13m x 2.24m (7'0 x 7'4).

Bedroom Two

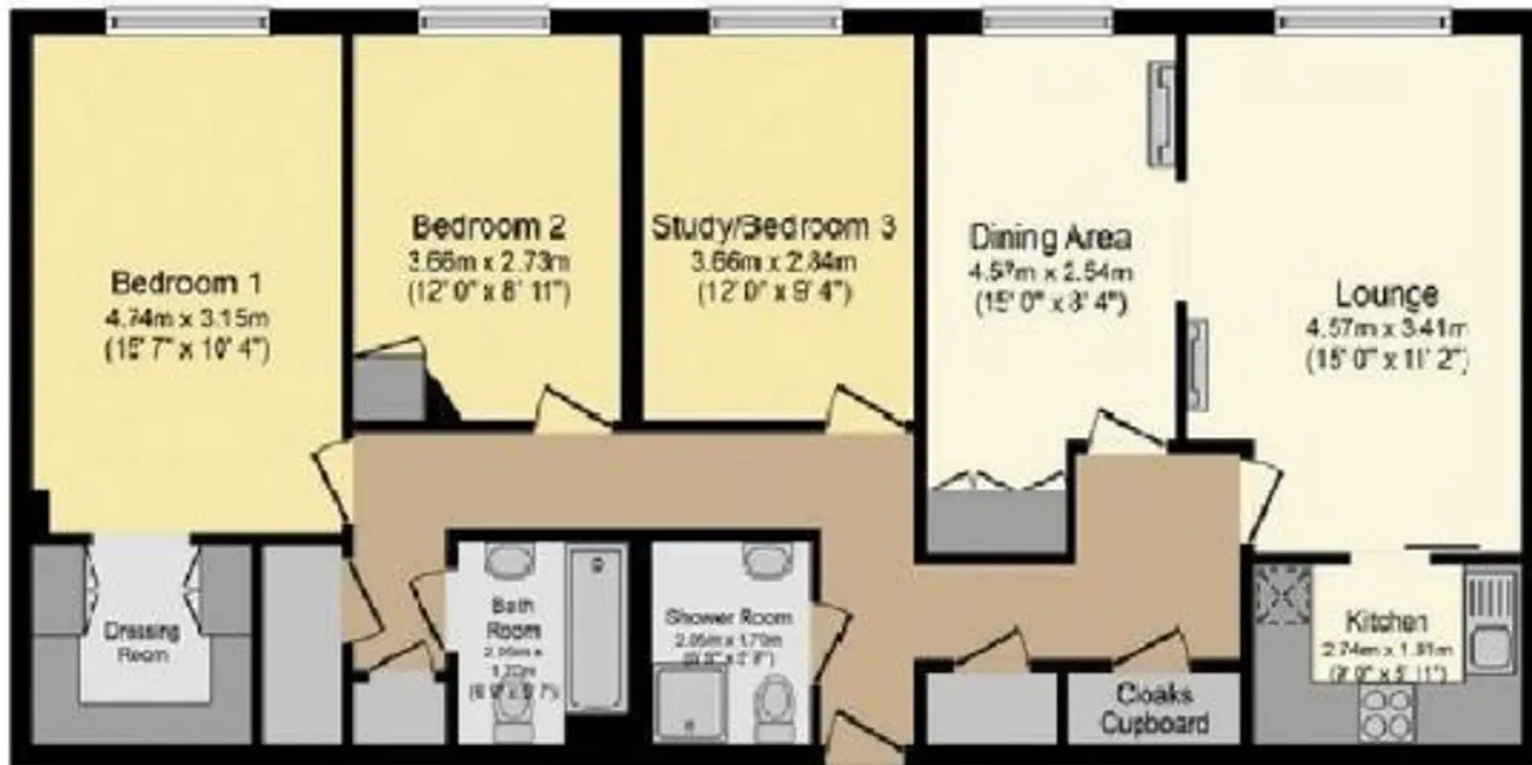
Dimensions: 2.72m x 3.66m (8'11 x 12'0).

Bedroom Three

Dimensions: 2.84m x 3.66m (9'4 x 12'0).

Bathroom





Floor Plan

Floor area 102.0 sq. m. (1,098 sq. ft.) approx

Total floor area 102.0 sq. m. (1,098 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure