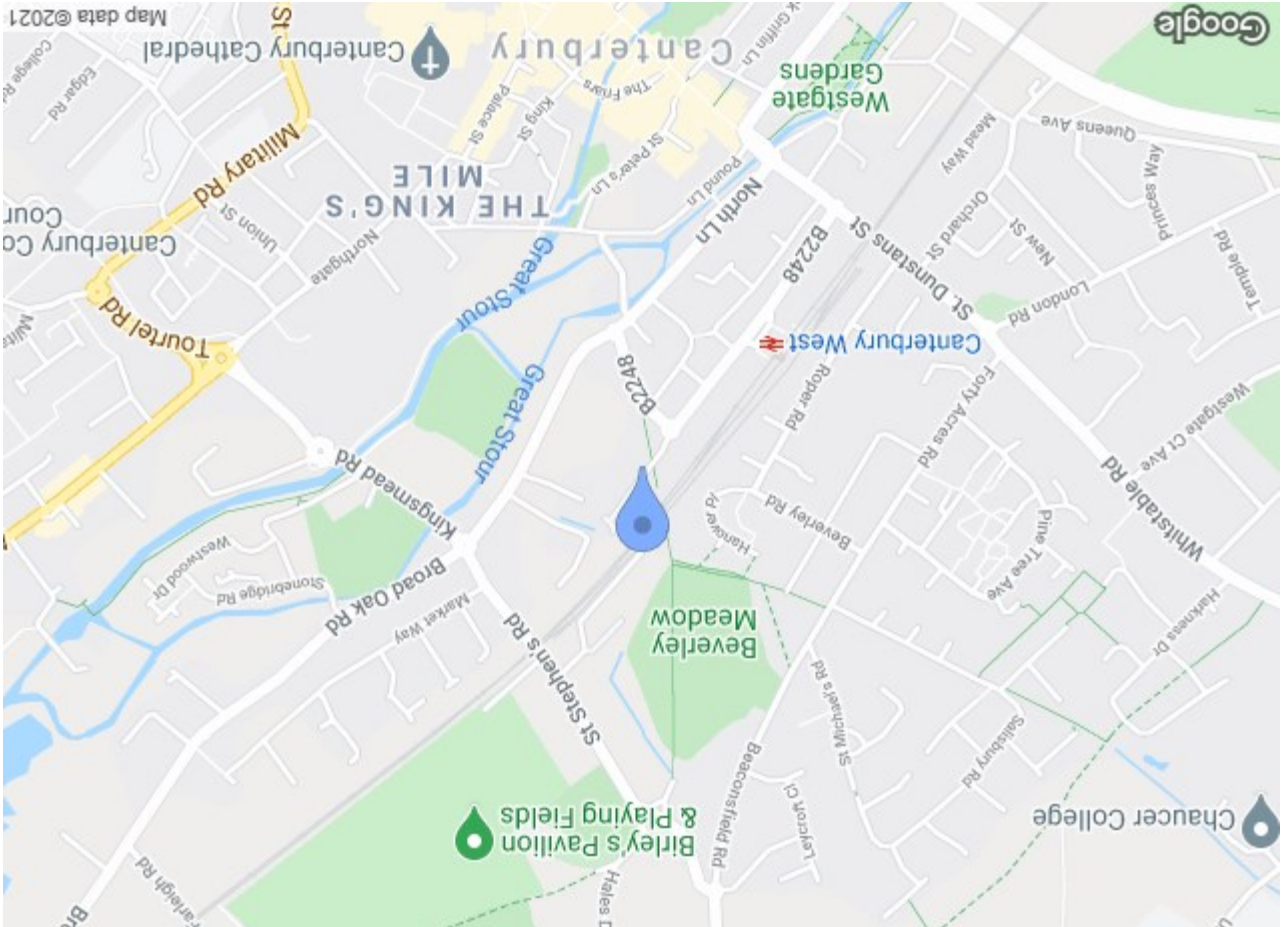
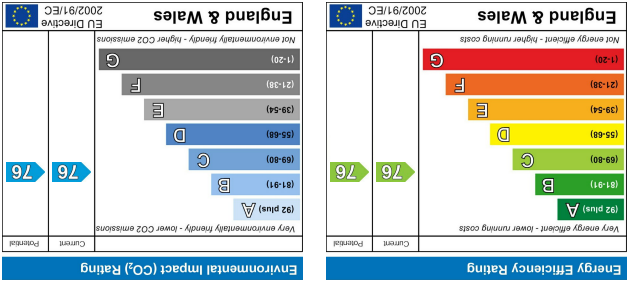


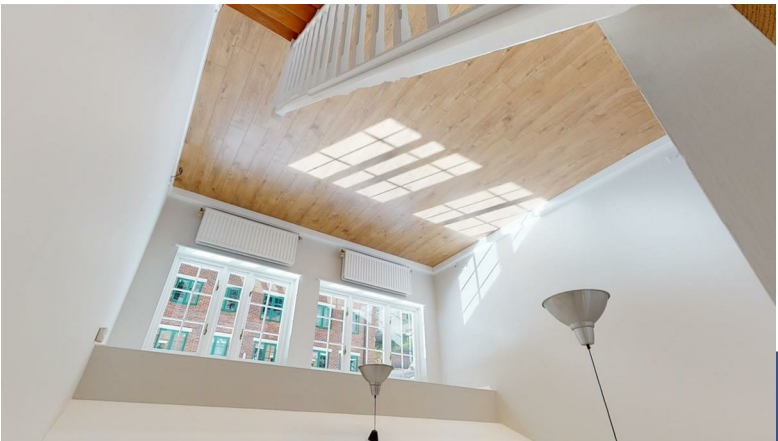
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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7 HOLTERS MILL THE SPIRES CANTERBURY



7 HOLTERS MILL THE SPIRES CANTERBURY

OFFERS IN EXCESS OF £300,000

- Three Bedroom Apartment
- Well Presented Throughout
- Rare To The Market
- Highly Desirable Location
- Stone's Throw From Canterbury West Station
- Allocated Parking
- A Must View

ABOUT

** NO CHAIN ** RARE TO MARKET **

Miles and Barr are delighted to the market this three bedroom high specification, executive penthouse apartment located in a converted Mill, close to the City centre and just a Stones throw from Canterbury West Train Station. The property has been recently redecorated and is ready to move straight into. The accommodation comprises the Entrance, Lounge, Kitchen, Two Double Bedrooms, one with an En Suite and then the mezzanine with the master bedroom and shower room. The property also benefits from allocated parking. Please call Miles and Barr as the Sole Agent to arrange all viewings as this is not one to miss out on.

LOCATION

LOCAL AREA
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
As the property is situated within the St Lawrence Ground home of Kent County Cricket Club any avid cricket fan will have all the joys of county cricket on hand as well the ambience of the ground on event days alike. Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, 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).

DESCRIPTION

- Entrance
- Bedroom 10'06 x 8'08 (3.20m x 2.64m)
- Kitchen 9'09 x 7'06 (2.97m x 2.29m)
- Bedroom 10'06 x 10'06 (3.20m x 3.20m)
- En Suite 7'04 x 5'06 (2.24m x 1.68m)
- Lounge 14'1 x 11'10 (4.29m x 3.61m)
- Mezzanine
- Master Bedroom 17'08 x 13'08 (5.38m x 4.17m)
- Bathroom 7'03 x 5'07 (2.21m x 1.70m)

