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The Property Ombudsman
ARLA
NAEA
Relocation Network

Energy Efficiency Rating	
Current	Potential
G	A
F	B
E	C
D	D
C	E
B	F
A	G

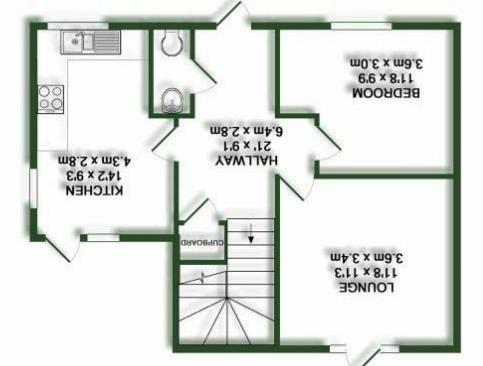
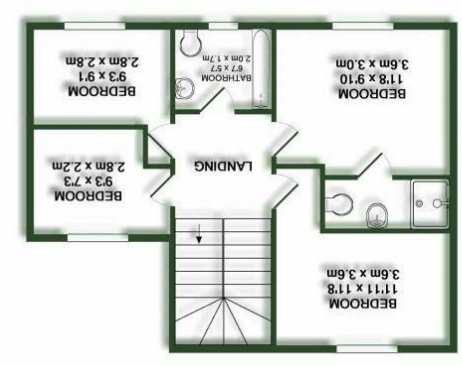
EU Directive 2002/91/EC

Very energy efficient - lower running costs
(92-100) A

Most energy efficient - higher running costs
(1-20) G



What every agent has been made to ensure the accuracy of their own data. Measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2013



1 THE SPIRES, CANTERBURY



**1 THE SPIRES
CANTERBURY**

OFFERS OVER £400,000

- NO ONWARD CHAIN
- 4/5 Bedroom House
- Close To Train Station And City Centre
- Off Street Parking
- Modern Build
- Low Maintenance Rear Garden
- Currently Let For Academic Year 2020/21
- Let For £2050 Per Month

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

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Heme Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the 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

IDEALLY LOCATED FAMILY HOME!

NO ONWARD CHAIN! Miles and Barr are delighted to present to the market this four/five bedroom house set in the popular location of The Spires, near St Dunstons. The property was bought by the current owners in 2011 as a family home in an ideal location with great transport links, including Canterbury West train station within a 5 minute walk.

In its current layout, the property consists of an entrance hallway, kitchen, a dining room/home office and the lounge on the ground floor. On the first floor, there are 4 bedrooms, one with an en-suite, and a family bathroom. Externally, there is a courtyard garden to the rear and an allocated parking space.

The property is currently let to students to the 30th June 2021 with an income of £2050/month.

This property would make an ideal family home or investment depending on the owners requirements given its proximity to Canterbury West Train Station plus the city centre and its host of restaurants and shops.

Viewings can be arranged by contacting Miles and Barr on 01227 200600, acting as sole agents.

DESCRIPTION

Entrance

Hallway

Bedroom 11'8 x 9'9 (3.56m x 2.97m)

Lounge 11'8 x 11'3 (3.56m x 3.43m)

Kitchen/Diner 14'2 x 9'3 (4.32m x 2.82m)

First Floor

Bedroom 11'8 x 9'10 (3.56m x 3.00m)

En Suite

Bedroom 11'11 x 1'8 (3.63m x 0.51m)

Bedroom 9'3 x 7'3 (2.82m x 2.21m)

Bedroom 9'3 x 9'1 (2.82m x 2.77m)

Bathroom

External

Rear Garden

