



**BARTON MILL COURT, CANTERBURY, CT2**  
**£225,000 LEASEHOLD**

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**DESCRIPTION:**

Barton Mill Court is in a lovely managed development of 53 apartments and has a lovely community feel.

Occupiers benefit from a resident's lounge, guest suite, communal laundry and a 24 hour emergency call system (when the managers is off duty).

Enter into the main shared hallway, or by the private casement doors at the front.

The apartment is on the ground floor. The spacious hall leads into the sitting/dining room with double doors to the fitted kitchen with white goods and modern worktops. There are two double bedrooms and a shower

cubicle with half height screen and tiled walls.

This excellent ground floor apartment is offered with vacant possession.

The City centre is just a few minutes' walk from the property and offers a wide selection of shops and restaurants, sports amenities as well as the Cathedral, Kent County Cricket ground and two theatres.

The Highspeed link to London St. Pancras, offers easy access to the city with a journey time of under an hour from Canterbury West station, just a short walk away. Canterbury East provides another link to London and also

serves the local area. By road there is easy access via the A2 to Dover and the M2 to London.

Tenure: Leasehold

Lease expires: 29/05/2122

Maintenance Charge: £4,448.76 p/a

GR: £656.19 p/a

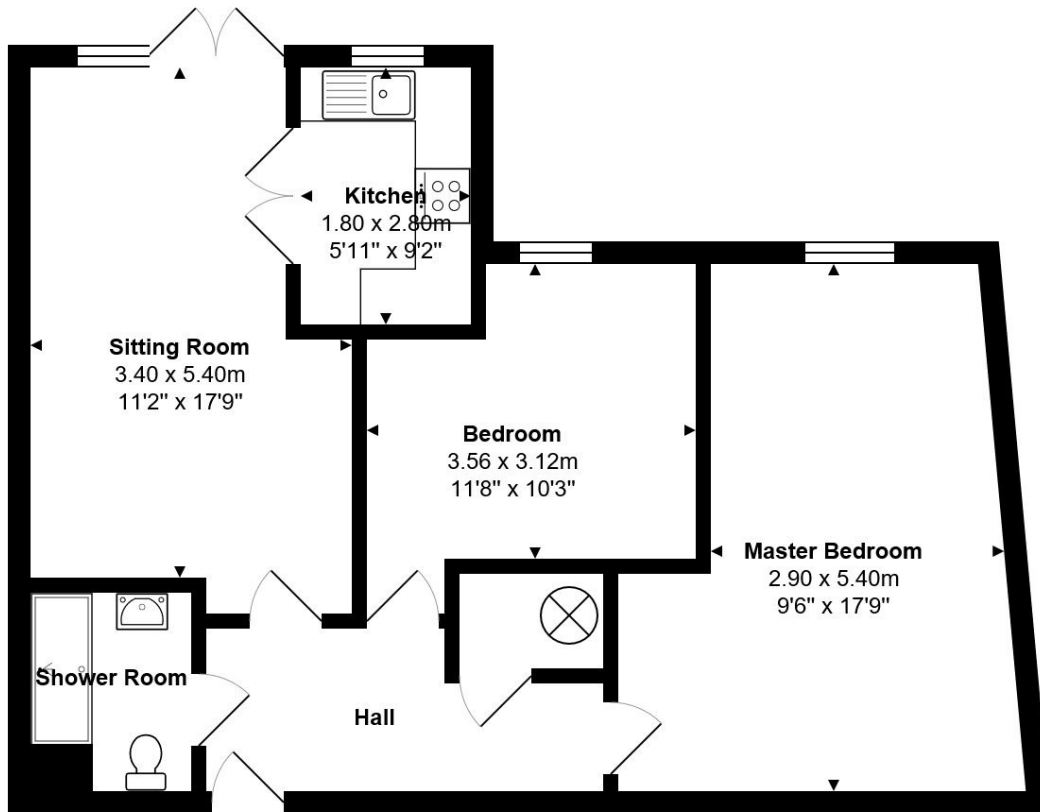
Electric heating

Double glazing



## ACCOMMODATION

2 Bedroom modern Apartment  
Retirement property  
Ground Floor  
Communal Gardens  
Residents Parking  
Canterbury City  
Leasehold (100 years remaining)



**Ground Floor**  
 Area: 67.1 m<sup>2</sup> ... 722 ft<sup>2</sup>

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement  
 This plan is for illustrative purpose only .

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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