

# The Gables Canterbury CT2 8JY

£1,400,000



- Investment opportunity
- Detached victorian house
- Divided into four apartments
- Let on assured short hold tenancies
- 4,500 square feet of accommodation
- Many original features





An extremely rare opportunity to acquire a Victorian detached property that is divided into four two bedroom apartments including a penthouse. The 4,500 squared feet accommodation has retained many of its original Victorian features including high and corniced ceilings, fireplaces and stripped wooden flooring. The apartments are currently let on assured short hold tenancies and have the potential to be used as 'Airbnb' full details available on request. EPC Ratings are E on all four apartments and certificates can be found on the online register.

---



Approximate total area<sup>(1)</sup>  
1017.19 sq ft  
94.50 m<sup>2</sup>

Reduced headroom  
214.23 sq ft  
19.90 m<sup>2</sup>

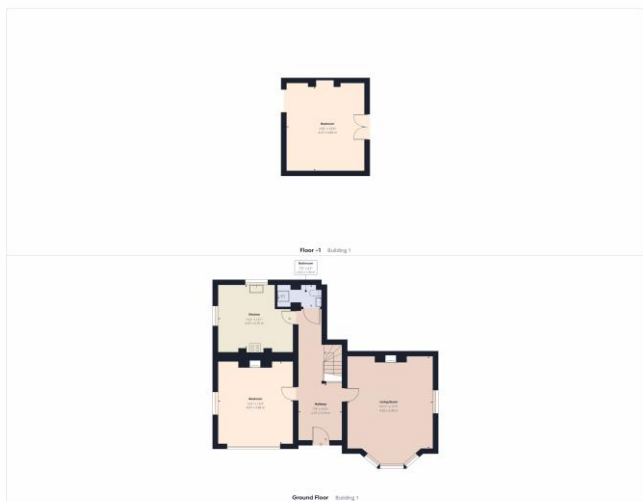
(1) Excluding balconies and terraces

□ Reduced headroom (below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, and to order. This floor plan is for illustrative purposes only.

DRB/TF/340

Floor 2



Approximate total area<sup>(1)</sup>  
1086.46 sq ft  
100.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to order. This floor plan is for illustrative purposes only.

DRB/TF/340



Approximate total area<sup>(1)</sup>  
751.83 sq ft  
67.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to order. This floor plan is for illustrative purposes only.

DRB/TF/340

Floor 1



Approximate total area<sup>(1)</sup>  
876.07 sq ft  
81.48 sq m

Reduced headroom  
1.78 sq ft  
0.17 sq m

(1) Excluding balconies and terraces

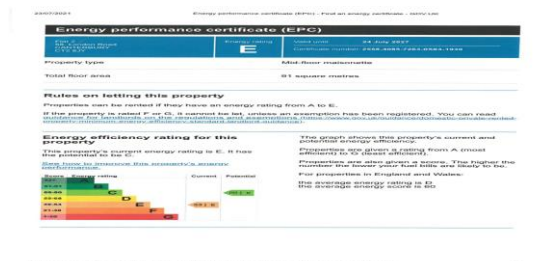
□ Reduced headroom (below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, and to order. This floor plan is for illustrative purposes only.

DRB/TF/340



Agents Notes: Subject to an agreement on the offer price, the owners may consider including the furniture within the sale which would be perfect for buyers looking for a second home.



Gordon Miller Property Consultants gives notice for themselves and for the sellers of the property, whose agents they are that any plans or mapping and all measurements are approximate and quoted in metric with imperial equivalents, all are for general guidance only and whilst every attempt has been made to ensure the accuracy, they must not be relied on. The fixtures and fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Gordon Miller Property Consultants retain the copyright in all advertising material used to market this property.