



Charles Bainbridge



50 St. Andrews Close,
Canterbury, Kent, CT1 2RT

£220,000





A well presented upper floor apartment offering spacious accommodation on the edge of the City. The property includes a large open plan sitting/dining room opening onto a balcony. There is a well fitted kitchen and two bedrooms, the master bedroom opening onto a balcony with an ensuite shower room, plus an attractive family bathroom. The property benefits from a lift to all floors, double glazed windows and doors and has electric storage heating. The flat comes with two permits for residents' parking and cycle racks.

St Andrew's Close is a pleasantly located complex of apartments being set on the edge of the City centre yet near to the river Stour and green open space. Canterbury offers a comprehensive range of shopping, leisure and educational facilities and boasts an enviable selection of schools and colleges plus two universities. Easy access can be gained onto the A2 to Dover and the M2 to London. The High-Speed rail link is available from Canterbury West Station with an estimated journey time of 56 mins to London St. Pancras.

Services: Mains electric, water and drainage are understood to be connected to the property. No gas.

Tenure: Leasehold

Lease term: 125 years from 24 December 2006

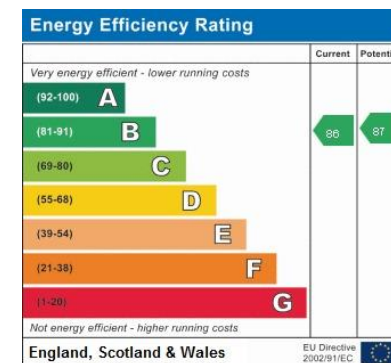
Service charge: Approx. £160 per month

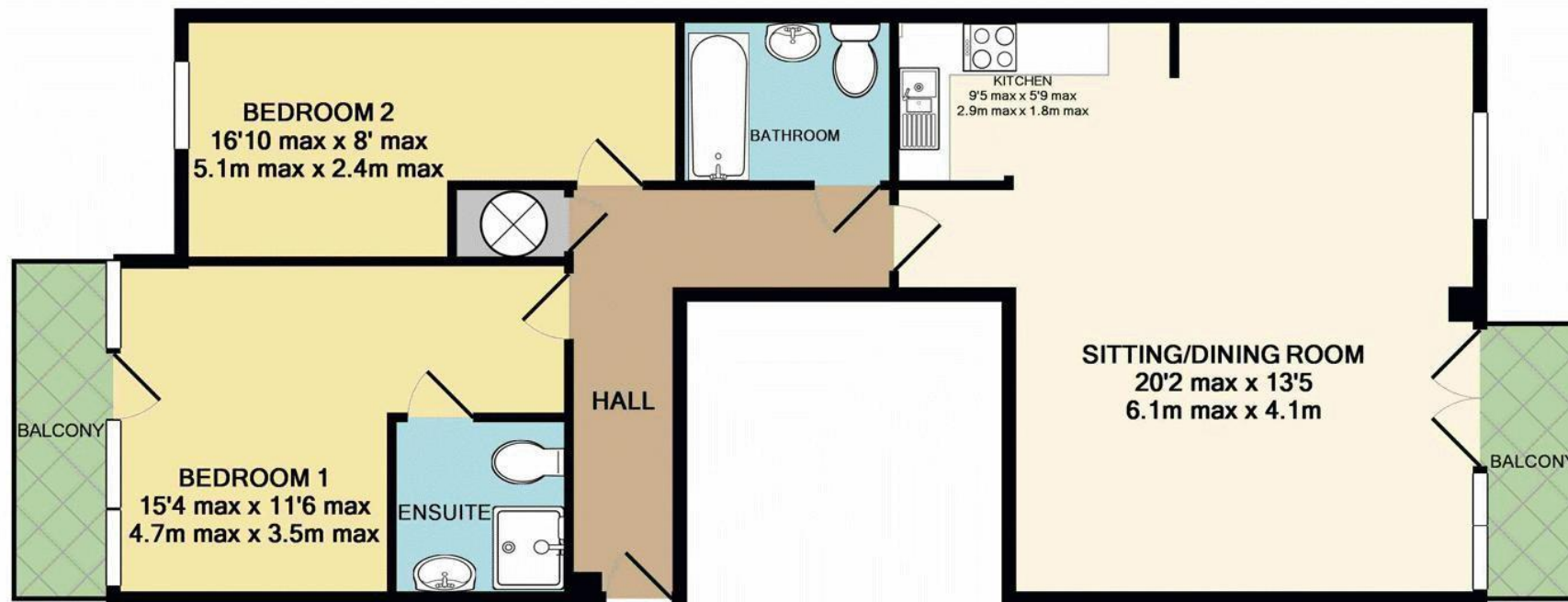
Ground rent: Approx. £265 per annum

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



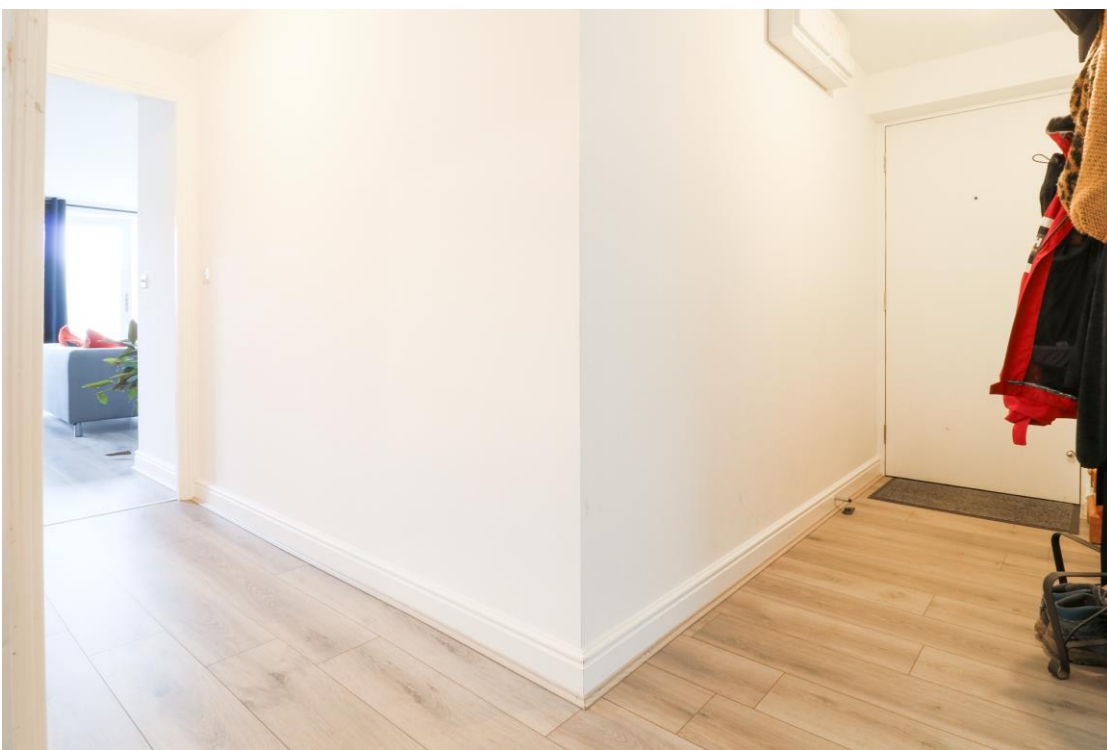


TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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