



Charles Bainbridge



Basement Flat, 43 Whitstable Road,
Canterbury, Kent, CT2 8DG

£125,000





A lower ground floor flat offering comfortable accommodation with a private garden in a convenient position close to St. Dunstan's and Canterbury west station. The property enjoys open plan living accommodation with a substantial sitting/dining room and kitchen to one side. There is a comfortably sized bedroom to the rear with built-in cupboard. From the rear lobby access is gained to the bathroom with shower over bath and garden. There is a substantial garden approximately 62ft (18.88m) x 15ft (4.57m) with steps rising up to a gravelled area beyond which is grass with a timber shed all fully enclosed by brick walls. The flat benefits from gas fired central heating, double glazed windows and enjoys its own private external front door.

The property is set in an enviable location with a host of nearby facilities in St. Dunstan's. The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is only a 5 minute walk and provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

Tenure: Leasehold: The term is 125 years from the 1st of January 2006

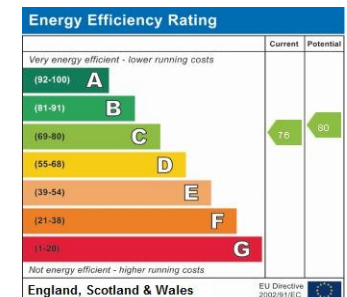
Service charges: £2202.50 per annum

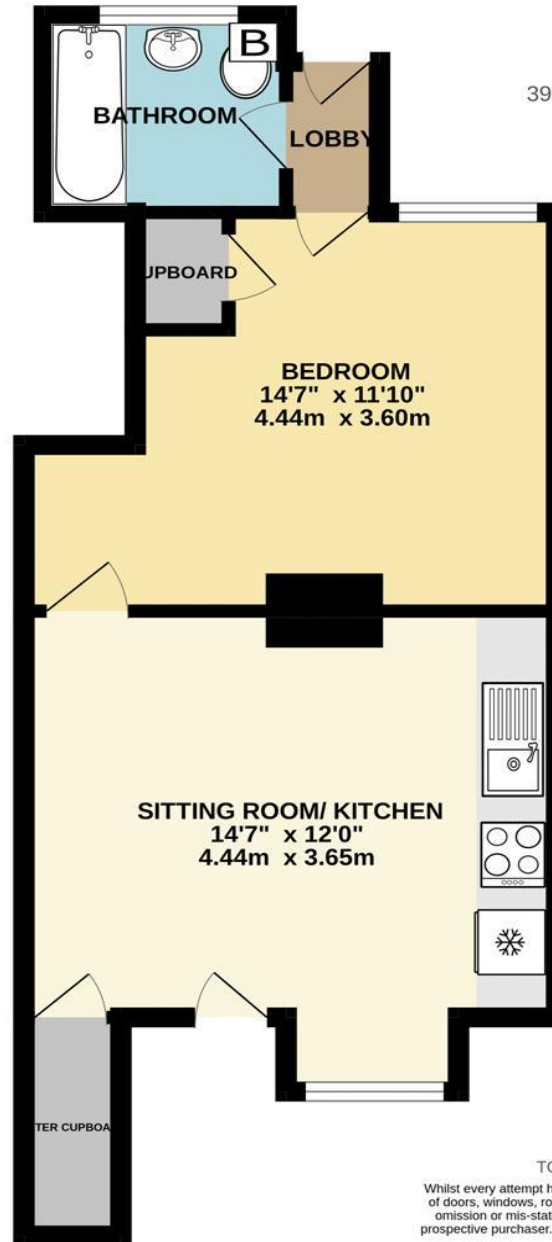
Ground rent: £160.00 per annum (to be confirmed)

Council Tax Band: A

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





GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

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