



Charles Bainbridge



36 Waters Edge,
Canterbury, Kent, CT1 1WX

£375,000









A contemporary town house providing extensive accommodation over three floors. The property is well presented throughout with an attractively fitted kitchen/dining room to the ground floor overlooking and opening onto the garden. There is also a good size hall and w.c. On the first floor is an L-shaped sitting room with a balcony overlooking the garden and a double bedroom to the front with Juliet balcony and ensuite shower room. To the top floor are two further double bedrooms, one with a Juliet balcony and a large bathroom and the rear bedroom also has an ensuite shower room.

The rear garden is well maintained and measures approx. 16ft7 (5.05m) x 38ft (11.83m). It features paving throughout, raised beds and a pedestrian gate to the side. To the rear is an office room measuring approx. 10ft (3.05m) x 10ft (3.05m) with power, lighting and ethernet point. To the front is a paved driveway with parking for two cars, an electric vehicle charge point and access to a single garage with power and lighting. Planning permission was granted in February 2023 to convert the integral garage into additional living accommodation.

Waters Edge is a modern development and is located in the grounds of a converted mill tucked away just outside the City centre. Within walking distance of the pedestrianised shopping area, Canterbury Cathedral precincts, and Canterbury west station which provides high speed services to London St. Pancras with a journey time of approx. 55mins. There are three supermarkets nearby plus two indoor sports complexes with swimming pools and gym facilities. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants and a comprehensive range of schools, colleges and two universities.

Services: Mains electricity, water and sewage are understood to be connected to the property. There is no gas.

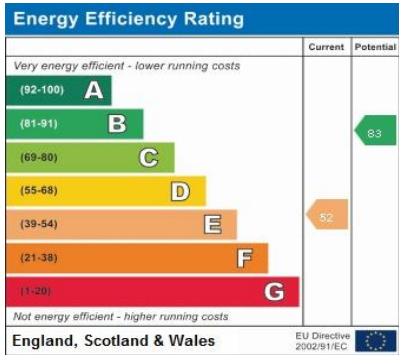
Tenure: Freehold

Maintenance charge for communal areas: Approx. £205 every 6 months.

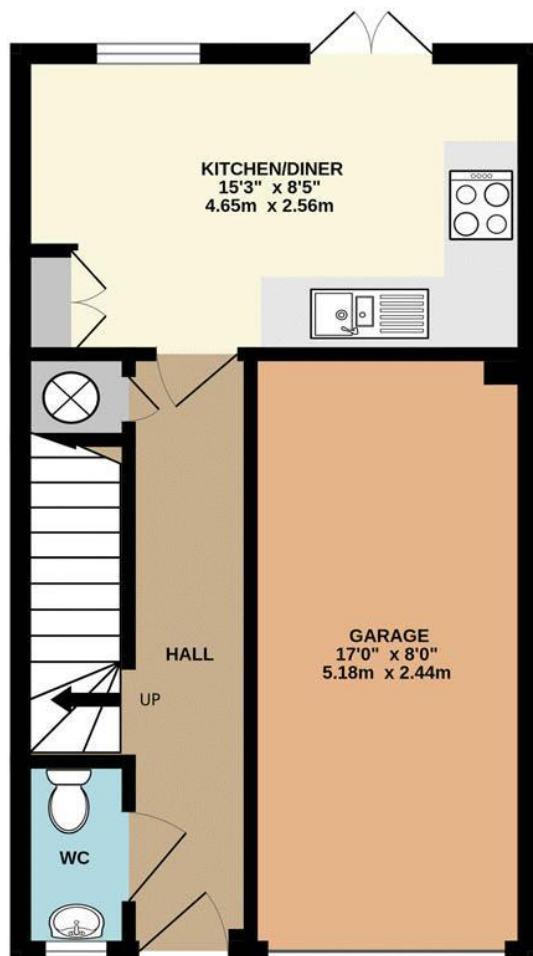
Council Tax Band: D

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

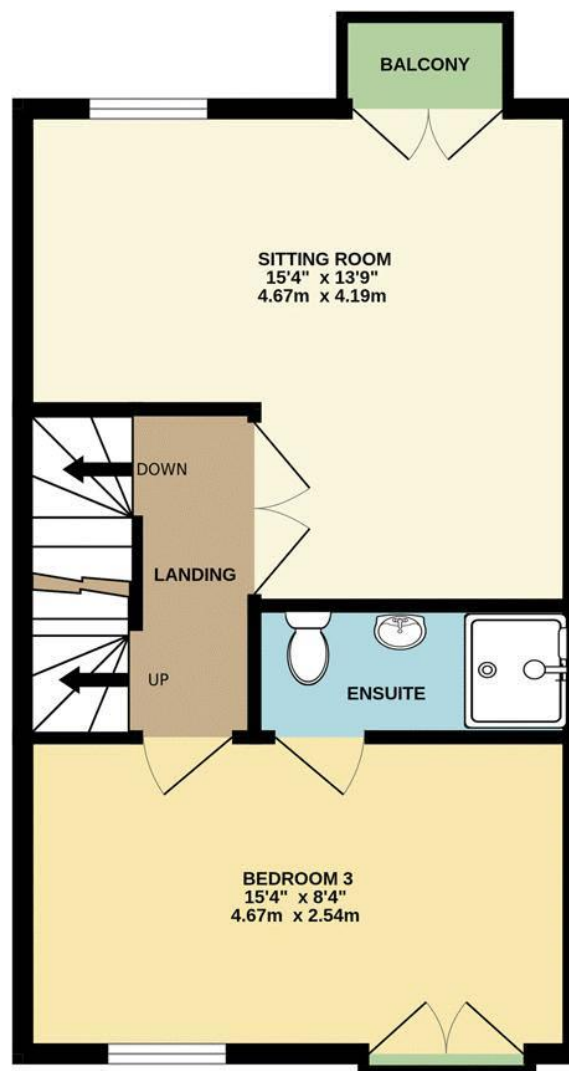
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



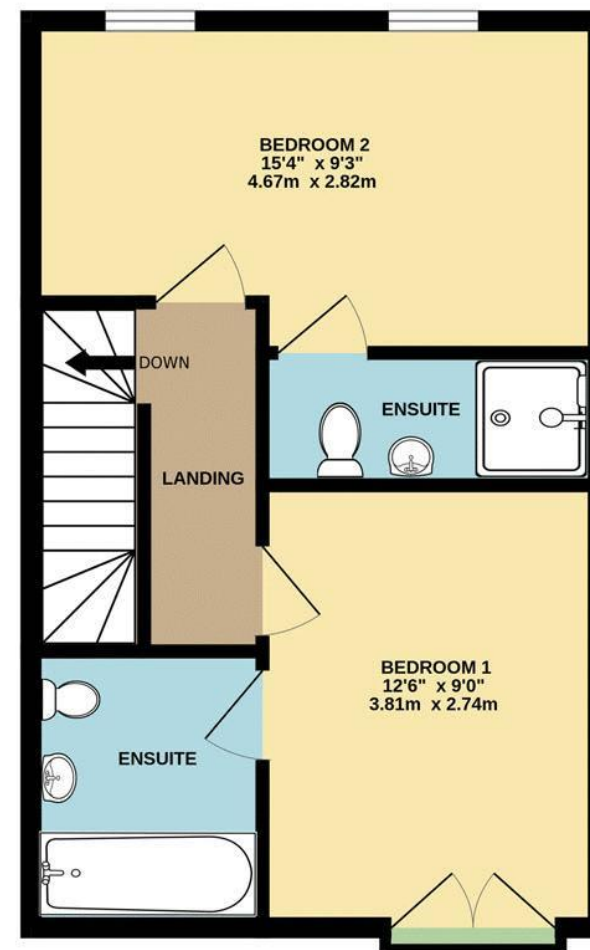
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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.

Made with Metropix ©2023











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.



Charles Bainbridge

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

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com