



Charles Bainbridge



2 Mulberry Cottages,
Stour Street, Canterbury, Kent, CT1 2NT

£210,000





A rare opportunity to acquire this two bedroom ground floor retirement flat which is situated in a much sought after position in Canterbury city centre. The property is accessed via it's own private entrance into a lobby area, with storage and access to the spacious sitting room/diner. This opens to the modern fitted kitchen which is comfortably fitted with good storage and integrated appliances. To the rear of the property are two bedrooms (both with fitted wardrobes), with one of which being suitably adaptable as a second reception room and enjoying French doors which open to a pleasant outside courtyard area. There is also a spacious shower room/w.c. The property benefits from electric heaters and emergency pull cords. Mulberry Court has a resident site manager and communal facilities including a sitting room, laundry and guest/visitor's suite. There are regular organised social events within the complex. Externally there is visitors parking on a first come, first served basis.

The property is a comfortable walk from Canterbury City centre which offers a comprehensive range of facilities including restaurants, pubs and bistros. The Cathedral and the Marlowe Theatre are both easily accessible. Canterbury West station provides regular High-Speed services to London St. Pancras with a journey time of approximately 55 minutes.

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

Tenure: Leasehold

Lease term: 99 years from 1st June 1988

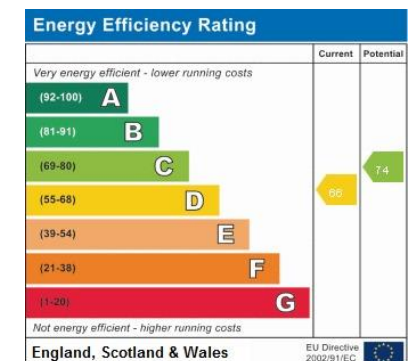
Service charge: Approx. £4,350 for the period from 1st April 2022 to 31st March 2023

Ground rent: £37.50 paid quarterly

Council Tax Band: C

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 FLOOR AREA : 590 sq.ft. (54.8 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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HOLMESBY COURT



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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