



Charles Bainbridge



Apartment 1 Beer Cart Building,
71 Stour Street, Canterbury, Kent, CT1 2NZ

£350,000





A spacious upper floor apartment situated in Central Canterbury just a couple of minutes walk from the High Street. The property is well presented throughout and is finished to a high specification including underfloor heating. Open-plan living accommodation comprises a sitting room area with Juliette balcony, dining area and an impressive kitchen with integral appliances. There are two double bedrooms the master having a large en-suite and dressing area with built-in wardrobes. The apartment also has a well appointed bathroom, hallway with utility cupboard and further private storage in the communal hallway. Beer Cart Building has a lift, a video entry system and car park to the rear providing an allocated parking space.

The property is located close to the City centre with easy access to the extensive amenities including a wide range of shops, restaurants, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having high speed services to London St. Pancras with a journey time of approx. 55mins.

Services: All main services are understood to be connected to the property. There is underfloor heating throughout.

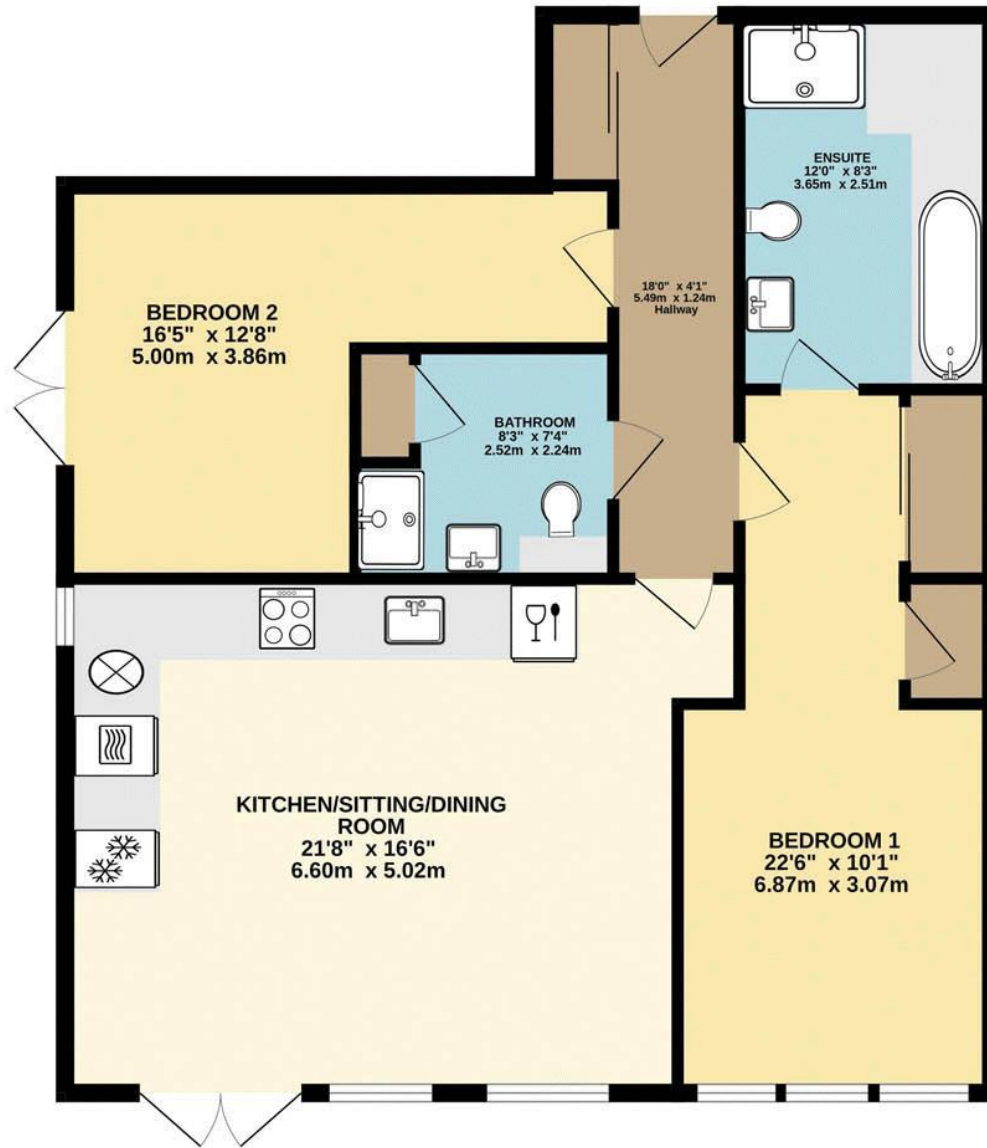
Tenure: Share of the freehold.

Service charge: Approx. £1,863 per annum

Council Tax Band: E

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 : 941 sq.ft. (87.5 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 not 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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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