



Charles Bainbridge



6 The City Garden,
Iron Bar Lane, Canterbury, Kent, CT1 2HR

£525,000







A stunning rooftop purpose-built apartment set in the very heart of Canterbury City centre enjoying spectacular views of the Cathedral and over the City roofscape. The property provides spacious accommodation of impressive proportions and is attractively presented. There is a large dual aspect principal reception room which provides living and dining areas whilst enjoying elegant part-vaulted ceilings and making the most of the Cathedral views. There is a large master bedroom with sliding doors onto the roof garden and an ensuite shower room. There are two further double bedrooms plus a principal bathroom. The kitchen is attractively fitted and includes a large roof light. There is solid wood flooring to the reception hall and living/dining room, the property has double glazed sliding sash windows and electric heating.

From Iron Bar Lane a door with intercom and keypad security gives access to the communal entrance hall which has a staircase and lift to roof level. From the communal roof area is access to no. 6. To the front of the apartment is a private roof garden approx. 10ft (3.05m) x 12ft (3.65m) with paved surface and space for seating and eating out. The communal roof garden has attractive beds with an impressive water feature. The property benefits from a separate substantial private storage facility.

The property is set in the centre of Canterbury adjacent to the Cathedral Precinct and surrounded by an enviable selection of shopping facilities, leisure amenities, pubs, restaurants and bistros. Canterbury Cathedral itself, the Marlowe Theatre and the Curzon Cinema are all nearby. Both Canterbury East and West railway stations are easily accessible with Canterbury West providing High-Speed services to London St. Pancras with a journey time of approx. 55 mins. The City enjoys an impressive selection of schools, colleges and universities including the highly regarded nearby Kings School.

Services: Mains electricity, water and drainage are understood to be connected to the property.

Tenure: Leasehold

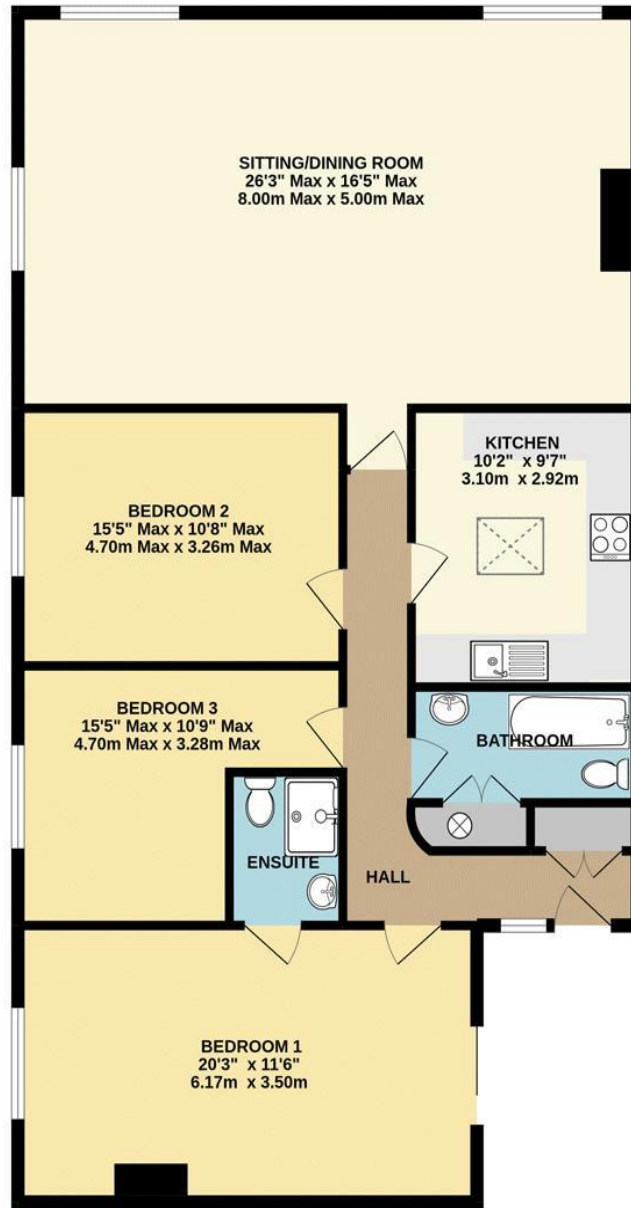
Lease term: 105 remaining as of January 2022

Service charge: Approx. £600.00 per quarter

Council Tax Band: E

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

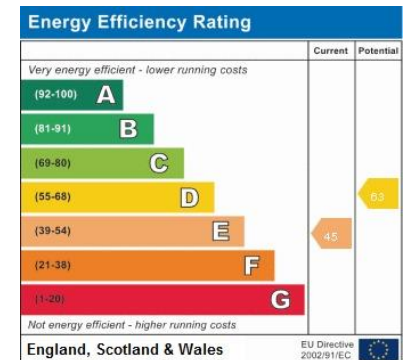
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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.

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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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