



Charles Bainbridge



27 Mulberry Court, Stour Street,
Canterbury, Kent, CT1 2NT

Offers in Excess of
£100,000





A centrally located retirement apartment in a most attractive complex set on the river Stour with easy access to the City centre. The property offers well-presented accommodation and commands fine views over the river, across the park and over the roof tops beyond. There is a large sitting/dining room which adjoins the well-equipped kitchen. The bedroom has a comprehensive range of fitted furniture including three wardrobes, drawers and high-level storage cabinets. The shower room includes a large shower enclosure and there is an airing cupboard in the hall housing the hot water cylinder. 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 a residents' car park and decked seating area overlooking the river. The building has a lift to all floors and from the landing adjacent to the apartment double doors give access to a roof terrace with seating area enjoying the best of the views.

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: All mains electricity, water and drainage are connected to the property. No gas.

Tenure: Leasehold

Lease term: 99 years from 1 June 1988

Annual Service Charge: Approx. £241 per month for the 2022-2023 period.

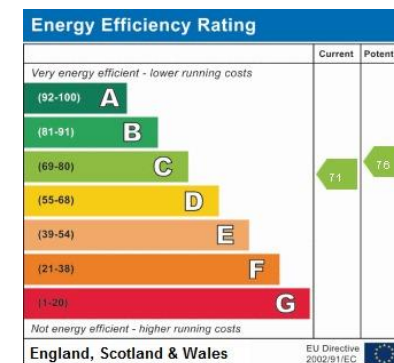
Ground Rent: £150 per annum

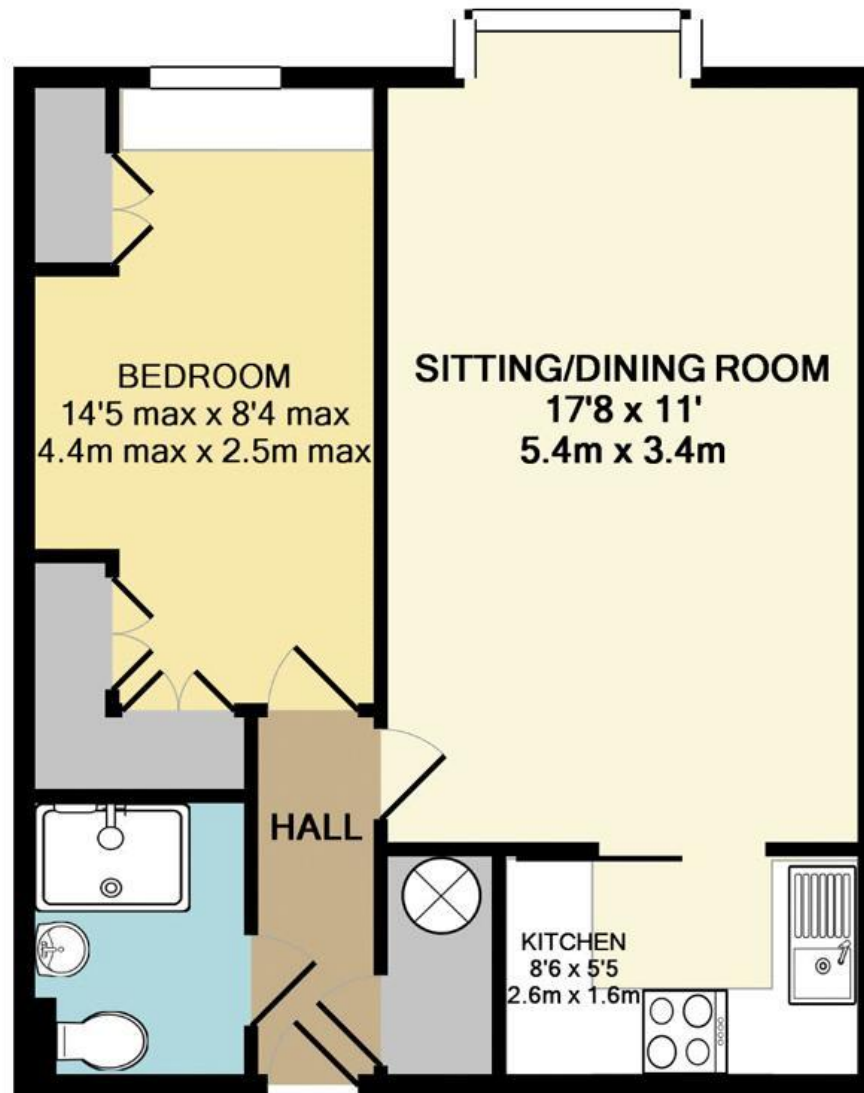
Residents must be 55 years or above. Pets are not permitted.

Council Tax Band: B

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 APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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