



Flat 20, The Chapel,
Godfrey Gardens, Chartham, Kent, CT4 7TZ



A spectacular top floor flat forming part of an impressive chapel conversion boasting a loft apartment type feel within a historic period building. The property has open-plan living accommodation with impressive vaulted ceiling and substantial exposed timberwork. There is a large sitting/dining area and attractively fitted kitchen with a range of integral appliances. From the hall is separate access to the bathroom which includes a matching suite with integrated shower over the bath and folding screen. There is a large double bedroom and the property benefits from gas fired central heating and attractive solid wood flooring to the living accommodation with tiling to the kitchen area. The apartment benefits from allocated parking within the nearby residents' parking area.

Chartham has a range of local facilities including general store, pubs and a primary school. The outlying countryside offers lovely walks and cycling. Canterbury itself is easily accessible and provides a comprehensive range of shopping and leisure facilities, a selection of primary and secondary schools, two universities and various colleges. The High-Speed rail link is available from Canterbury West station to London St. Pancras with an estimated journey time of approx. 55 mins. There is also a bus stop close to the property with buses for Canterbury and Ashford.

£995 pcm
Unfurnished

Council Tax Band: C

Available 1st June

Security deposit £1148

No pets, No Smokers, No students

One months rent in advance

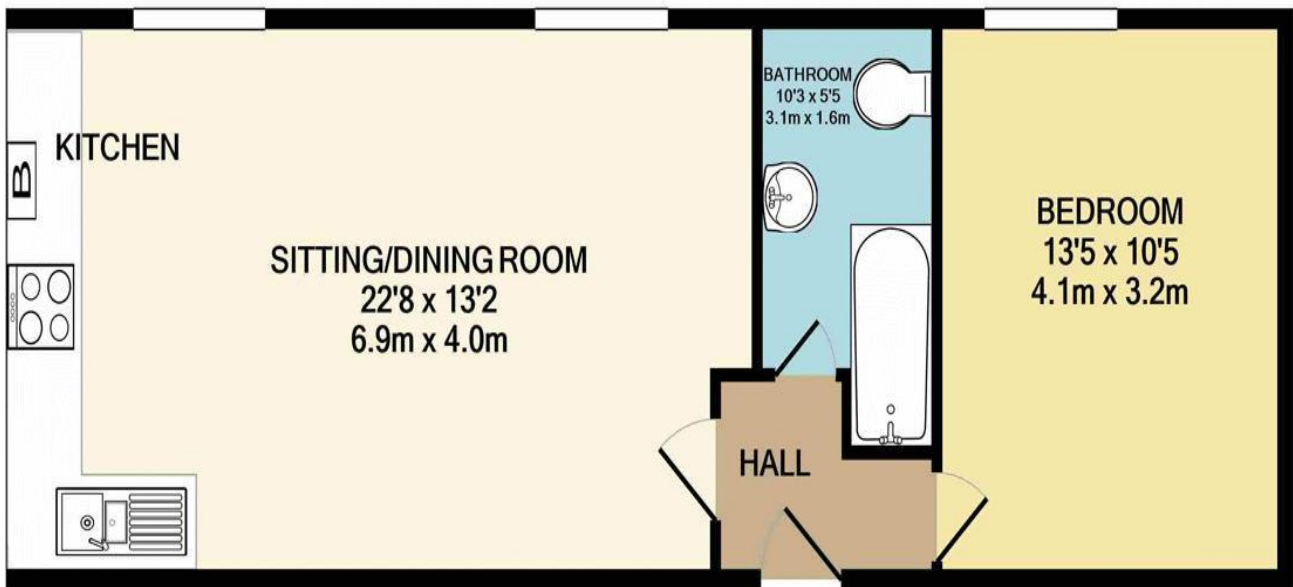
£229 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlord

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 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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We would be pleased to arrange a viewing by appointment; simply call
01227 780227
or email
lettings@charlesbainbridge.com



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.



1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS
01227 780227
lettings@charlesbainbridge.com
charlesbainbridge.com