



Charles Bainbridge



12 Arden Court,  
Canterbury, Kent, CT1 3HB

£195,000









A purpose-built top floor apartment in an enviable location on the edge of Canterbury City centre within easy reach of comprehensive amenities. The property is accessed via a communal entrance hall and staircases with a private front door from the second-floor landing. The accommodation is attractively presented and includes spacious open-plan living accommodation incorporating a fitted kitchen with solid timber work surfaces, an integral oven and hob and attractive timber flooring. The sitting room has double doors opening to a south facing Juliet balcony with views over the roof tops. There is a good size bedroom having a tastefully fitted ensuite including WC, wash basin and fully tiled walk-in shower. There is also a versatile study/spare room with a skylight and air replacement system and a lovely family bathroom with beautifully tiled floor. The entrance hall has timber flooring and a useful utility/airing cupboard with hot water cylinder and plumbing for a washing machine. From the landing is direct access to the useful walk-in storage cupboard. The property benefits from electric storage heaters and an intercom system to the communal front door.

The property enjoys a convenient setting on the south side of Canterbury close to the City centre and with easy access to the nearby Waitrose. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

Services: Mains electricity, water and drainage. No gas.

Tenure: Leasehold

Lease term: 125 years from and including 25<sup>th</sup> December 2016

Current total service charge: Approx. 1,187.51 per annum

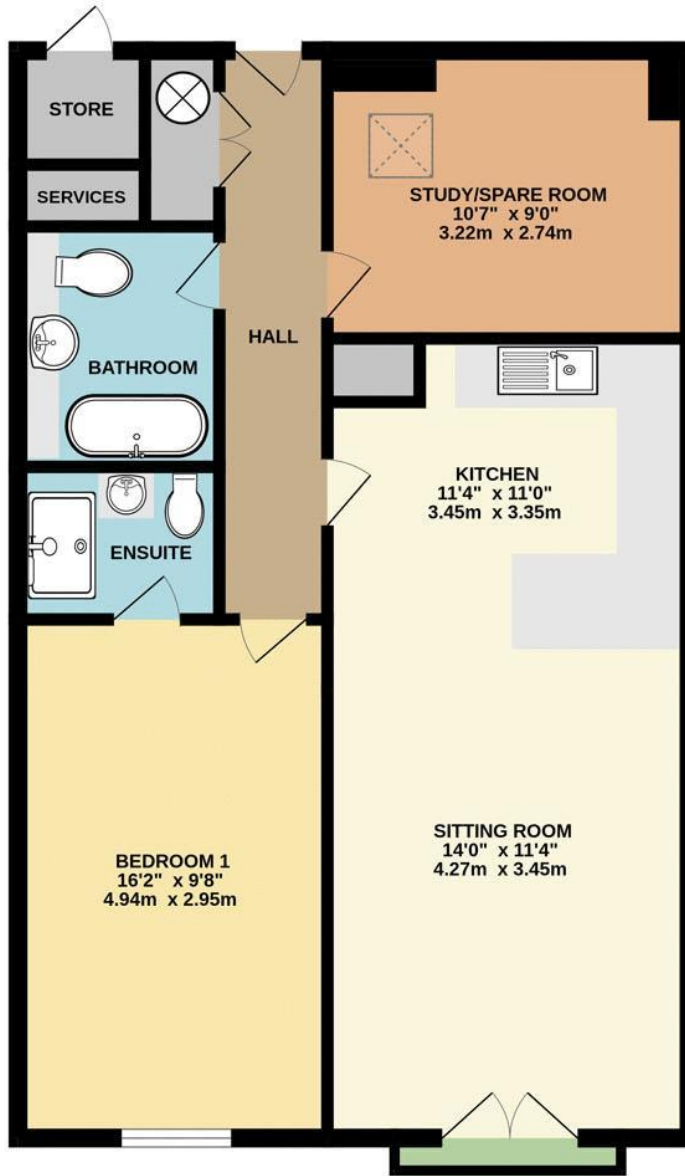
Ground rent: Approx. £100.00 per annum

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](mailto:sales@charlesbainbridge.com)

SECOND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & 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.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)