



5 St. Alphege Lane,  
Canterbury, Kent, CT1 2EB



Situated in an elegant residential street yet close to the town centre, this handsome Grade II listed Georgian townhouse is perfectly placed to enjoy all that Canterbury has to offer. Situated over four floors, this property was renovated by the current owners and conveys a fresh, contemporary feel. The open plan sitting room features panelled walls, a cast iron fireplace and an attractive bay window to the front. There is an exquisitely designed kitchen/diner designed by Herringbone Kitchens of Canterbury which has been attractively fitted and includes bespoke Quartzite work-surfaces, breakfast bar and plentiful storage. On the first floor is a beautifully fitted double bedroom and large modern fitted bathroom which includes a luxurious double shower. The second floor hosts a further two double bedrooms with an impressive en-suite shower room/w.c. There is also a useful cellar and a lobby which leads to an enclosed courtyard.

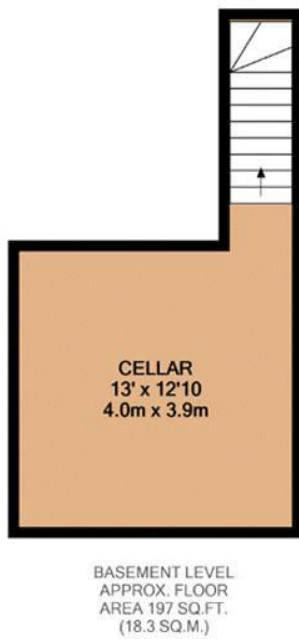
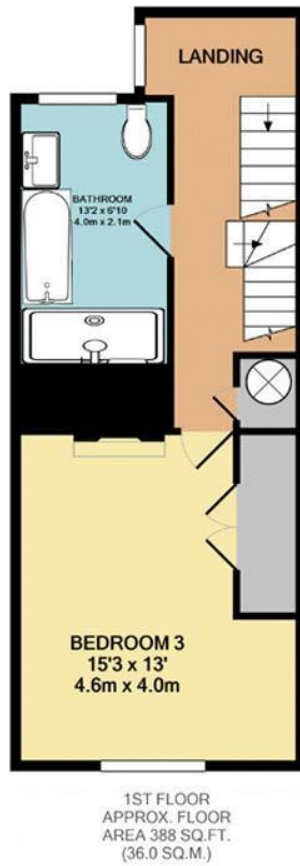
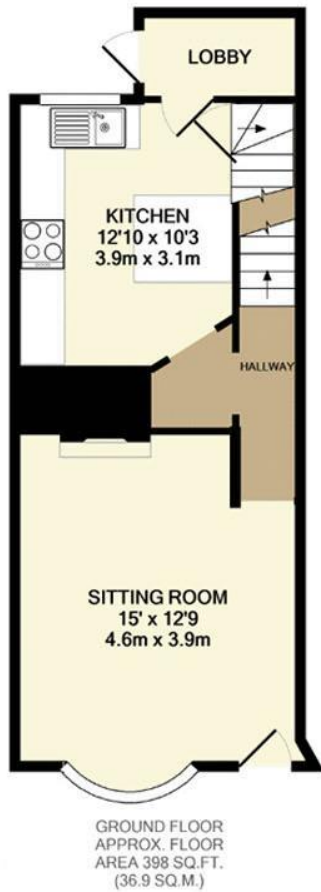
The property is set on St Alphege and is just off Palace Street, part of the Kings' Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros. The City centre is a short walk, as are the Cathedral precincts. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. The high-speed rail link from Canterbury west station provides services to London St. Pancras in approx. 55mins.

£2,250 pcm  
Unfurnished









**TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 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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Council Tax Band: E

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

Security Deposit £2596

One month's rent in advance

£519 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlord

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [lettings@charlesbainbridge.com](mailto: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.



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