



Charles Bainbridge



3 St John's Mews, St John's Place,
Canterbury, Kent, CT1 1DE

£695,000







A recently built town house providing extensive high-quality accommodation close to the city centre. 3 St Johns Mews is an end terrace and has been fitted and finished to a high specification throughout with stylish and contemporary decor. Included is zoned underfloor heating, triple glazed windows and doors, high quality carpets and tiling. On the ground floor the open-plan living accommodation is spacious and airy with a polished travertine floor from front to rear. The impressive kitchen is comprehensively fitted and includes granite worktops, a large island unit, a range of integral appliances, extraction system and bi-fold doors opening into the courtyard garden. There is also a downstairs w.c. and pull out understairs storage. On the first floor there are two double bedrooms, both with stunning en-suites, one a large bathroom with separate shower and the other a well-appointed shower room. The landing has a large storage cupboard with contemporary sliding door. On the top floor are two further bedrooms, another stunning shower room and views of the cathedral. St John's Mews is approached through a striking gate at the end of a no through road, and the property has an elegant entrance enclosed with half brick wall and railing. To the rear the fully enclosed courtyard garden has sandstone paving and enjoys wonderful views across St John's hospital gardens.

The property is located close to the City centre just a short walk from the pedestrianised shopping area and Cathedral precincts. It has easy access to the extensive amenities including a wide range of shops, cafes and bars, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having high speed services to London St. Pancras with a journey time of approx. 55mins.

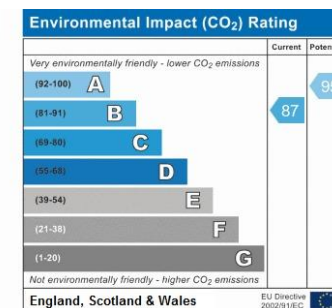
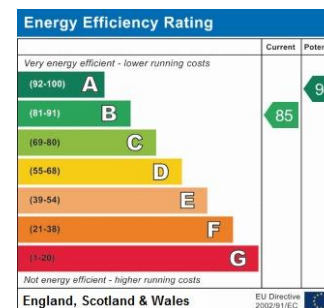
Services: All mains services are understood to be connected to the property.

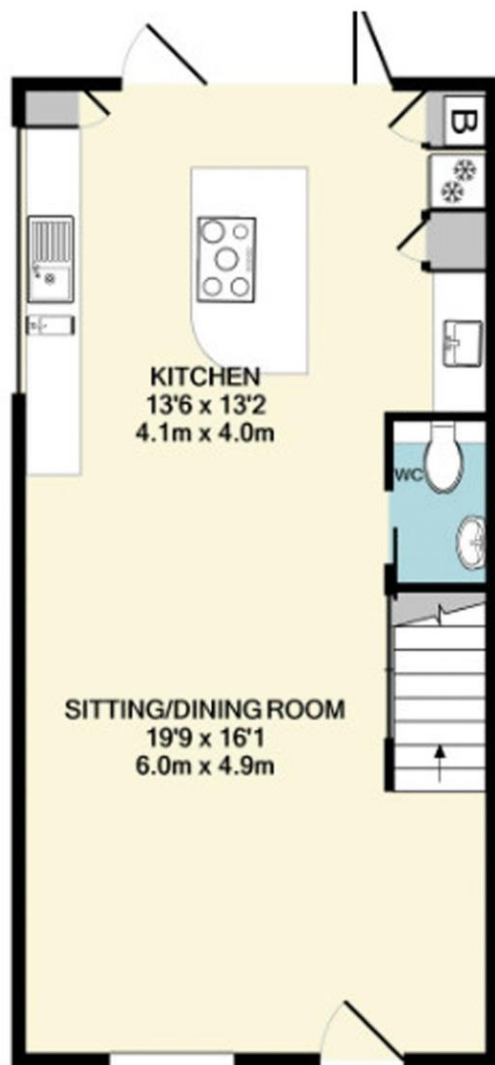
Tenure: Freehold

Council Tax Band: E

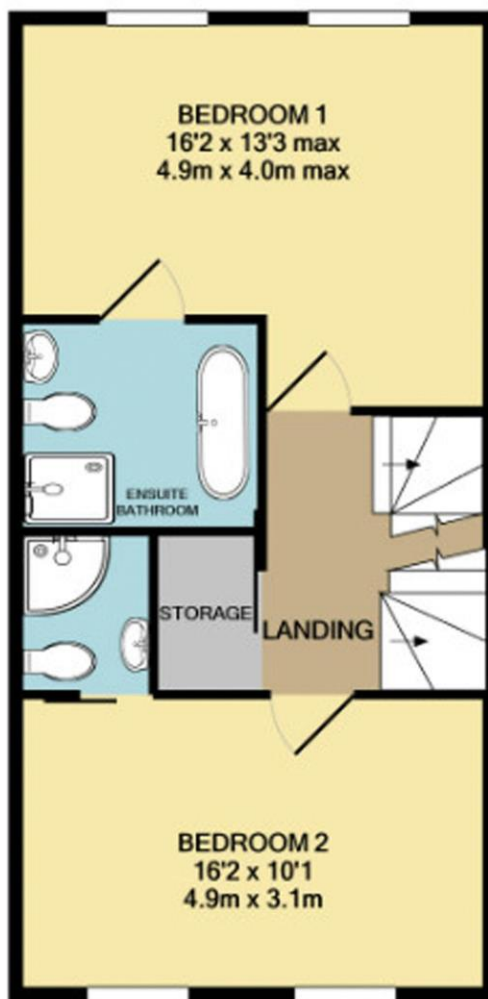
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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

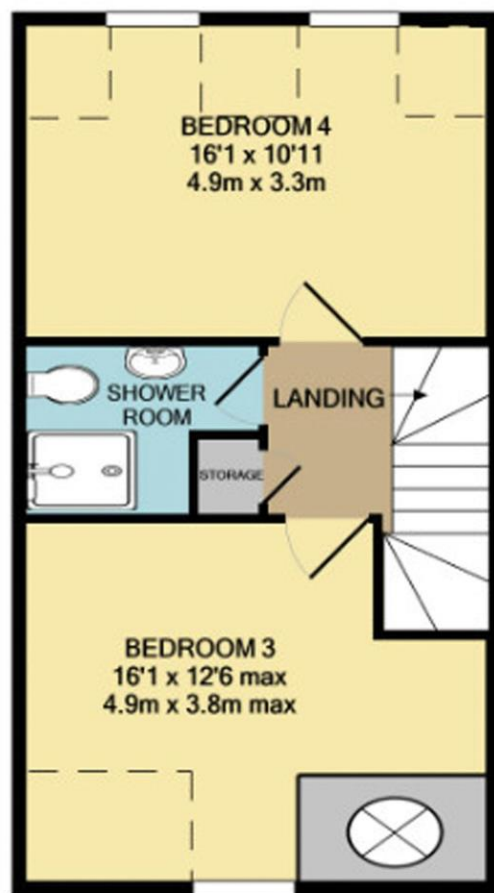




GROUND FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.9 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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