



Charles Bainbridge



Flat 35, Barton Mill Court, Station Road West,
Canterbury, Kent, CT2 7JZ

£100,000





A spacious first-floor flat in a purpose-built managed retirement complex providing comfortable accommodation in a convenient setting. The property has a substantial sitting/dining room with a double doors opening into the kitchen. The kitchen is comprehensively fitted and includes an integral oven and hob. There is a large double bedroom and a well-equipped shower room. Off the hall is a large airing cupboard/store. The property benefits from double glazed windows and electric heating and enjoys emergency pull-cords together with an on-site manager Monday - Friday. There is a communal residents' lounge and laundry, plus a guest suite, which can be booked for visitors. There is a lift accessing all floors and an entry-com to the front door.

Externally there are communal garden areas and a residents' car park on a first-come/first-served basis.

The apartment enjoys an enviable location where nearby facilities include The Goods Shed, which incorporates Farmer's Market-style shopping with a quality butcher, greengrocer, and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with the other facilities of St. Dunstan's. The City centre is a short walk and offers a comprehensive range of shops, restaurants, and leisure facilities including the highly regarded Marlowe Theatre. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: Mains electric, water and drainage are understood to be connected to the property. There is no gas connected to the building.

Tenure: Leasehold

Lease terms: 125 years from 1 February 1997

Service charge: Approx. £3,829.14 for the 2023/2024 period. Paid half yearly in advance.

Ground rent: Approx. £562 per annum.

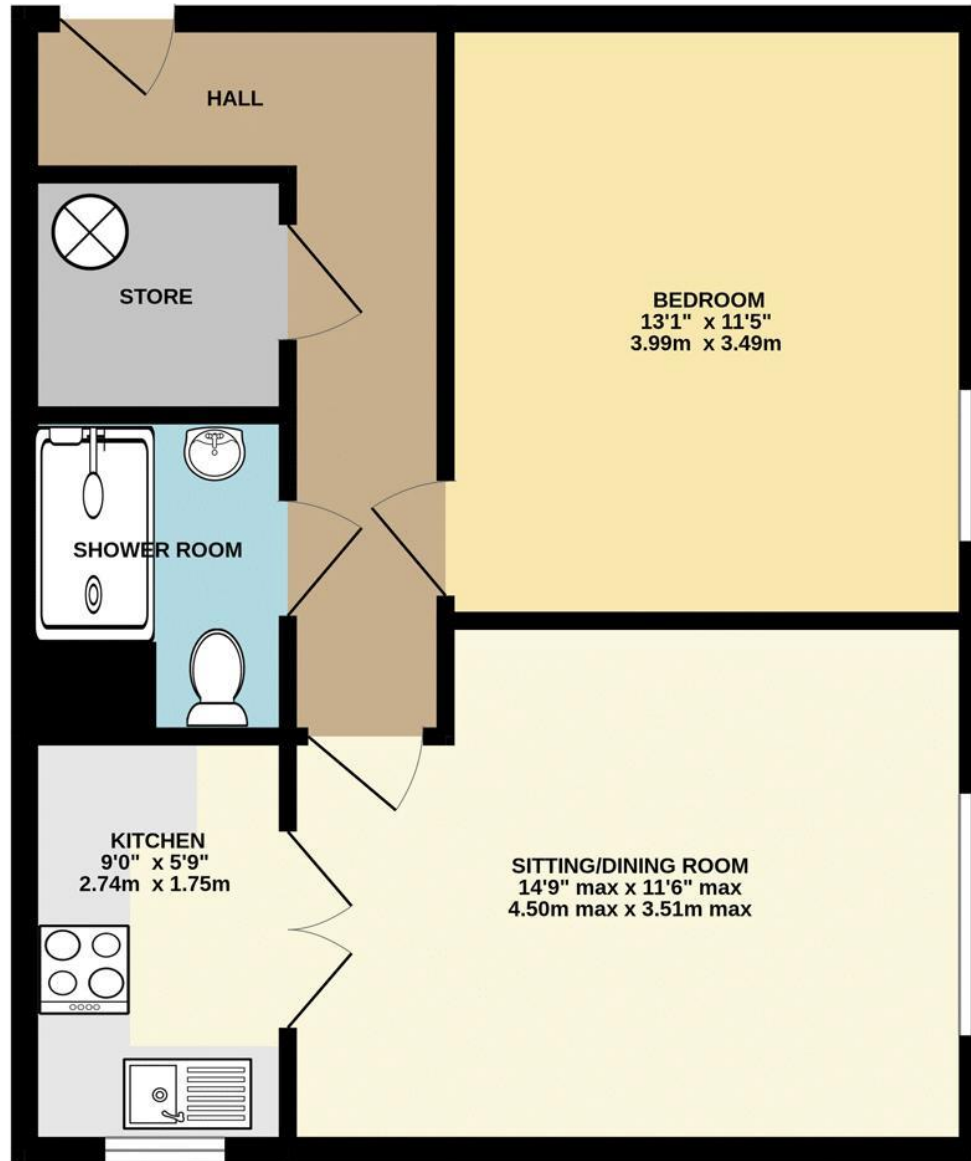
Restrictions: Occupiers of the property must be aged 55 years or over

Council Tax Band: C

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 FLOOR AREA : 501 sq.ft. (46.6 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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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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