



Charles Bainbridge



16 Holters Mill, The Spires,  
Canterbury, Kent, CT2 8SP

£275,000





An attractive upper floor flat set in the popular Holters Mill, a secure gated development close to Canterbury West station and within easy reach of Canterbury City centre. The accommodation includes an impressive open-plan sitting/dining room with a vaulted ceiling and stairs to a large mezzanine room ideal as an office or guest accommodation. The kitchen is well-equipped and there are two bedrooms with the main having built-in wardrobes, an ensuite shower room and balcony. There is a further family bathroom with shower over bath and hallway with storage cupboards. The property is well- presented throughout and benefits from gas fired central heating via a combination boiler, mains services, double glazed windows and a security system.

There is an allocated parking space for the flat and also a communal area with bicycle racks and a seating and play area.

The property enjoys an enviable location and nearby facilities include The Goods Shed, which incorporates Farmer's Market style shopping, 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. There are an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is a few hundred yards away and provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

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

Tenure: Leasehold

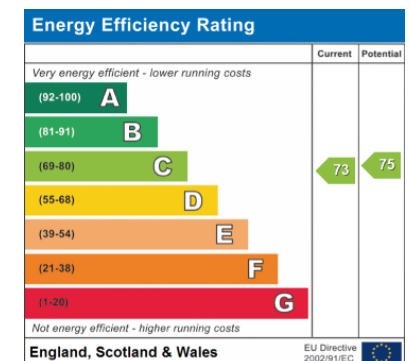
Lease term: 999 years from 1 January 1999

Service charges 2024: Approx. £1,744.65

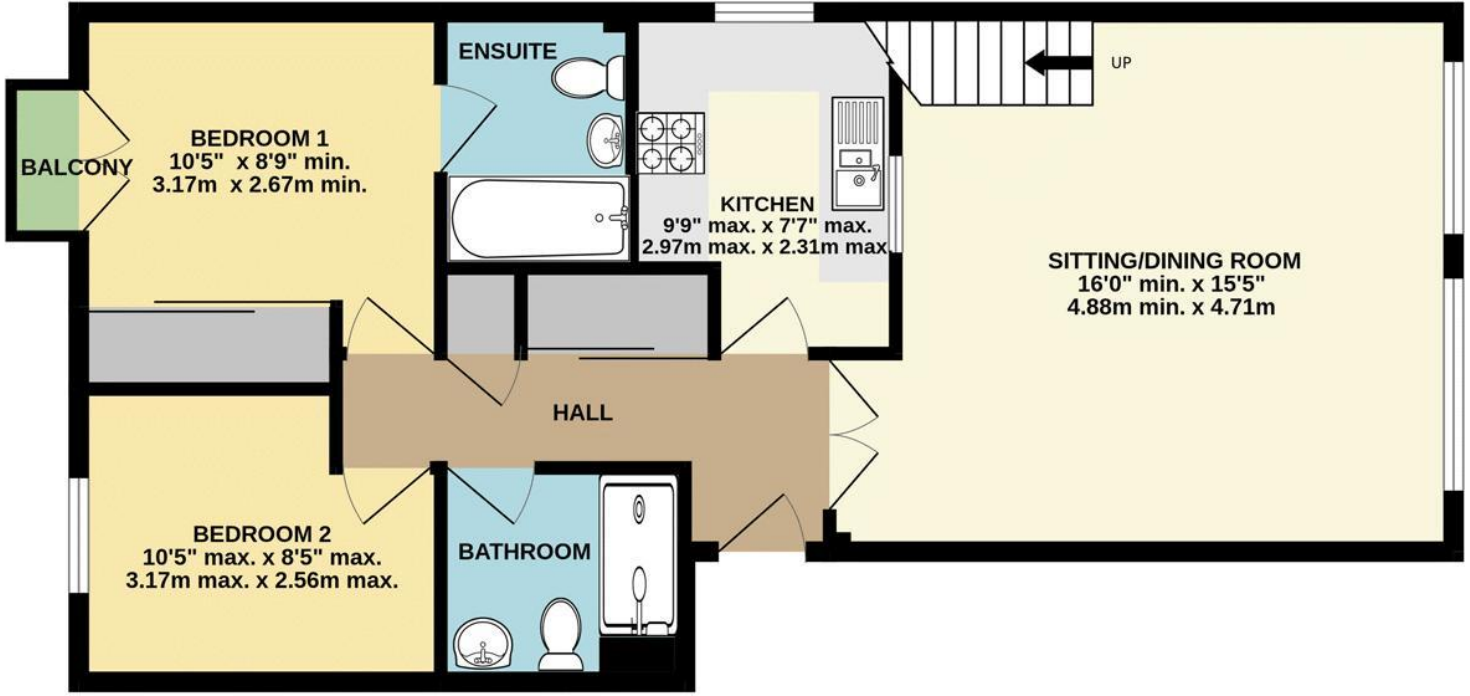
Council Tax Band: D

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

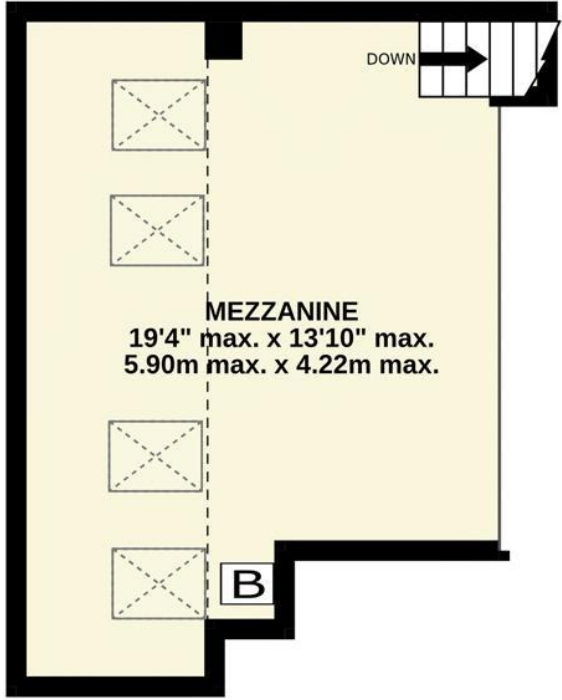
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



FOURTH FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



MEZZANINE  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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