



Charles Bainbridge



11 Great Stour Place, St. Stephens Fields,
Canterbury, Kent, CT2 7EY

£325,000





A delightfully presented first floor flat in an impressive purpose-built, gated complex located close to Canterbury West station and with easy access to Canterbury City Centre. The property offers spacious accommodation with a light and airy atmosphere, being beautifully appointed and enjoying a high specification. There is a large entrance hall leading to stunning open-plan living accommodation incorporating sitting/dining room with dual aspect and Juliette balcony plus a door opening on to the courtyard garden. The kitchen is attractively and comprehensively fitted with a range of wall, drawer and floor units and incorporating integral appliances including fridge/freezer, dishwasher, washer/dryer and electric oven and hob. There are two good size bedrooms and a beautifully appointed bathroom. The property benefits from wall-mounted electric heaters with smart functionality providing remote operation and programming. There are attractive wooden floors and double-glazed windows.

To the rear is a lovely, enclosed courtyard style garden with timber deck surface and wood panel fencing. From the road vehicular access is gained through double gates with intercom system for visitors, into the complex, leading to an archway accessing the allocated parking space within the covered carport. There is a further intercom from the communal front door and staircase to the first floor and private door to Apartment 11.

The property is set in a convenient position with easy access to the City centre and nearby Canterbury west station which provides high speed rail services to London St. Pancras with a journey time of approximately fifty-five minutes. The City 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. Easy access can be gained onto the A2 to Dover and M2 to London. The outlying east Kent countryside and coast provides extensive walking and cycling.

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

Tenure: Leasehold

Lease term: 199 years from 1 January 2000

Service charge: Period to 08/07/24 - approx. £1,920 per annum

Ground rent: TBC

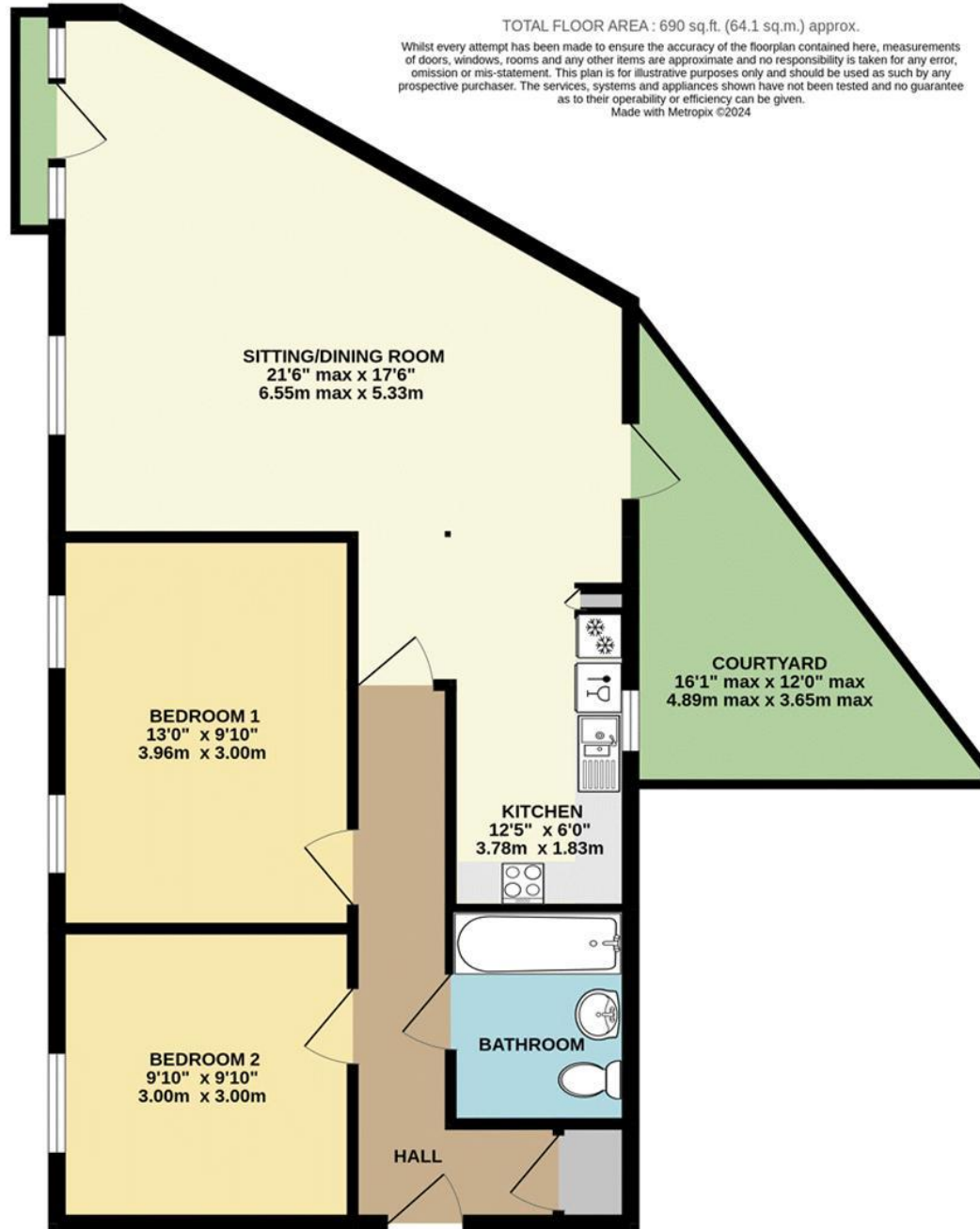
Council Tax Band: D

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

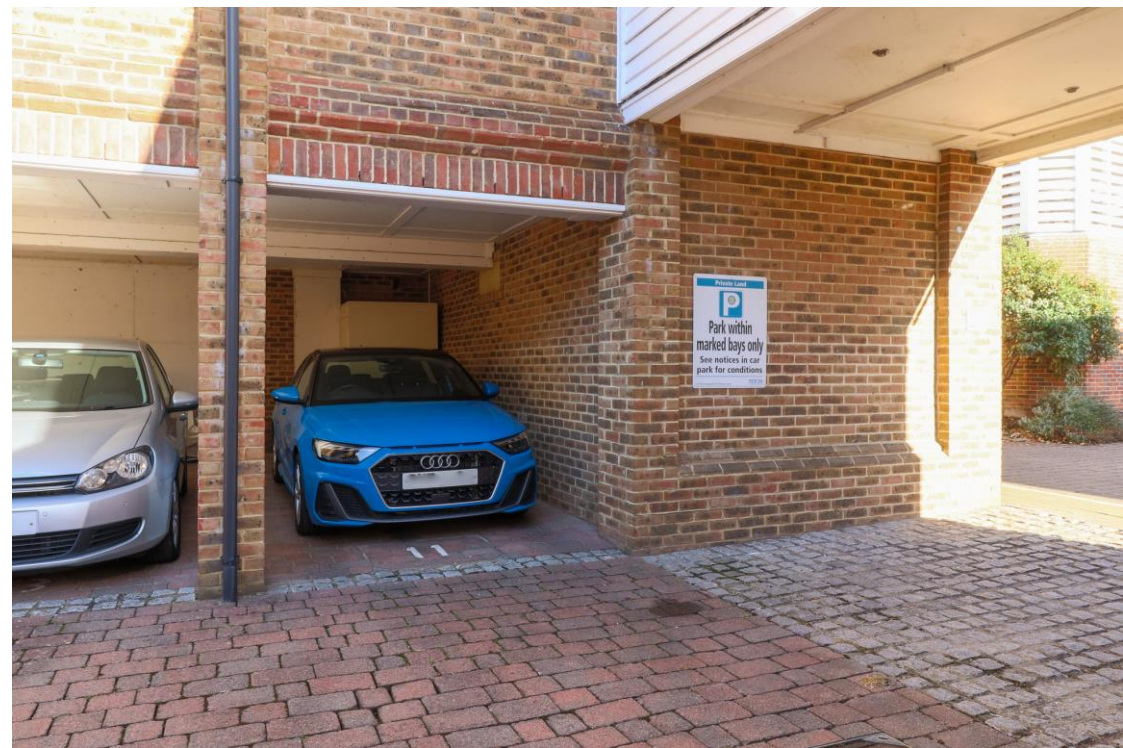
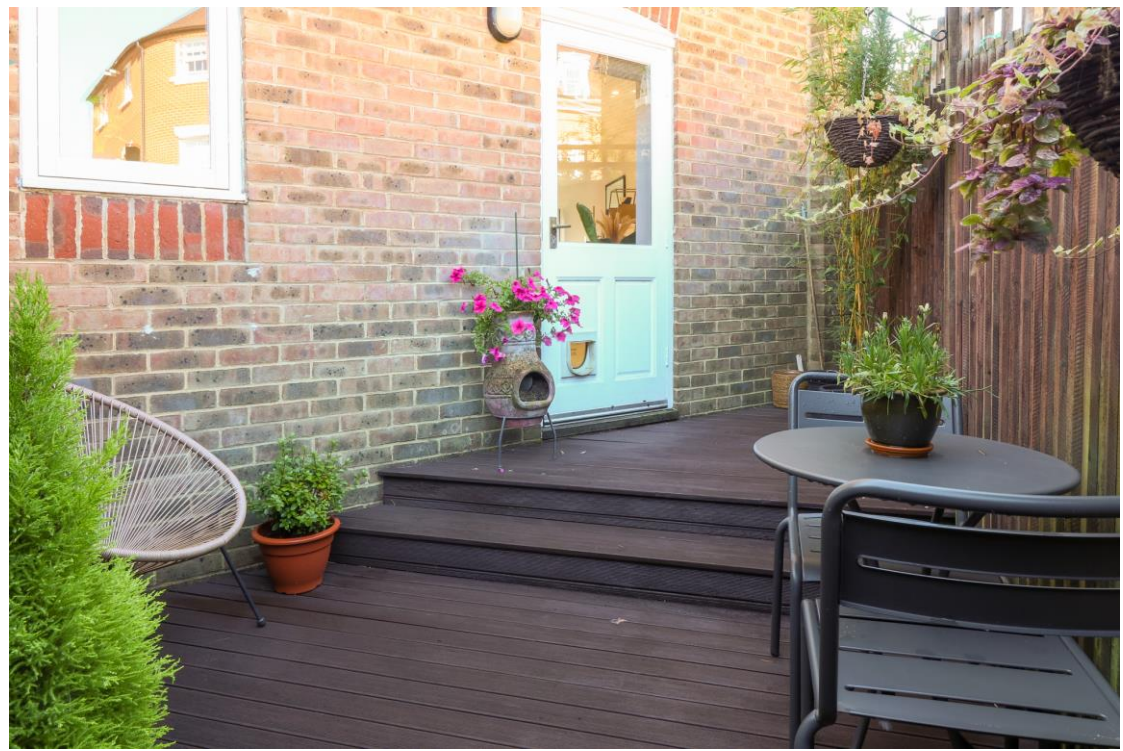
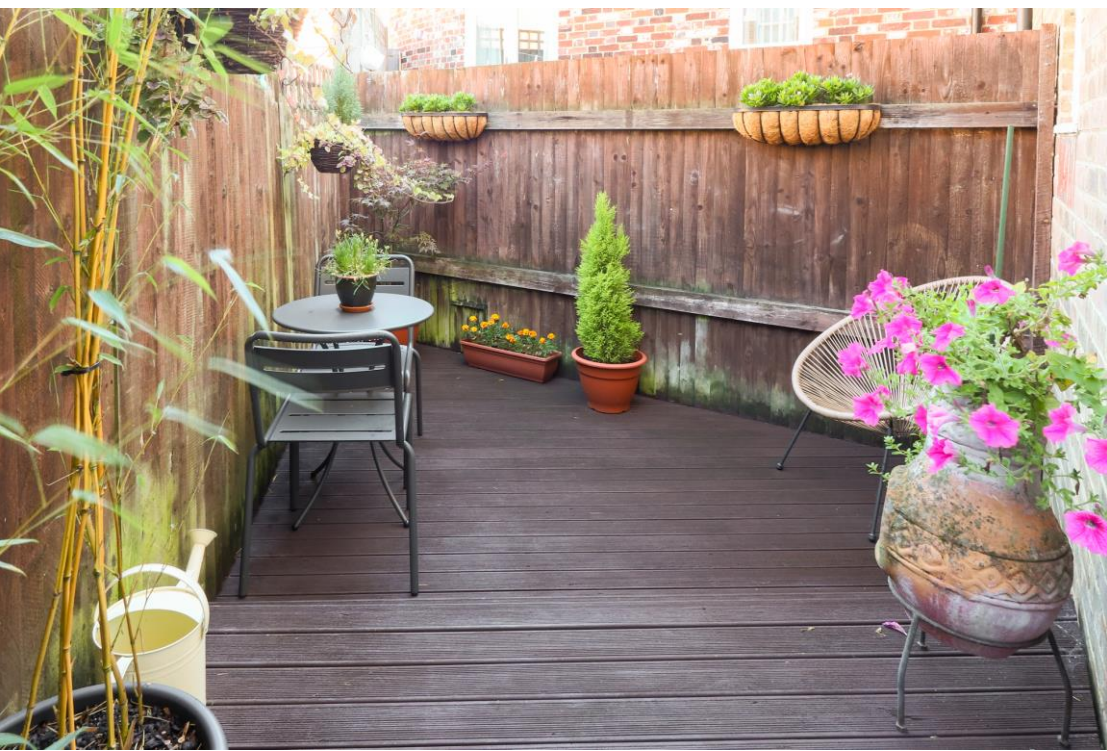
TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

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)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



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