



Charles Bainbridge

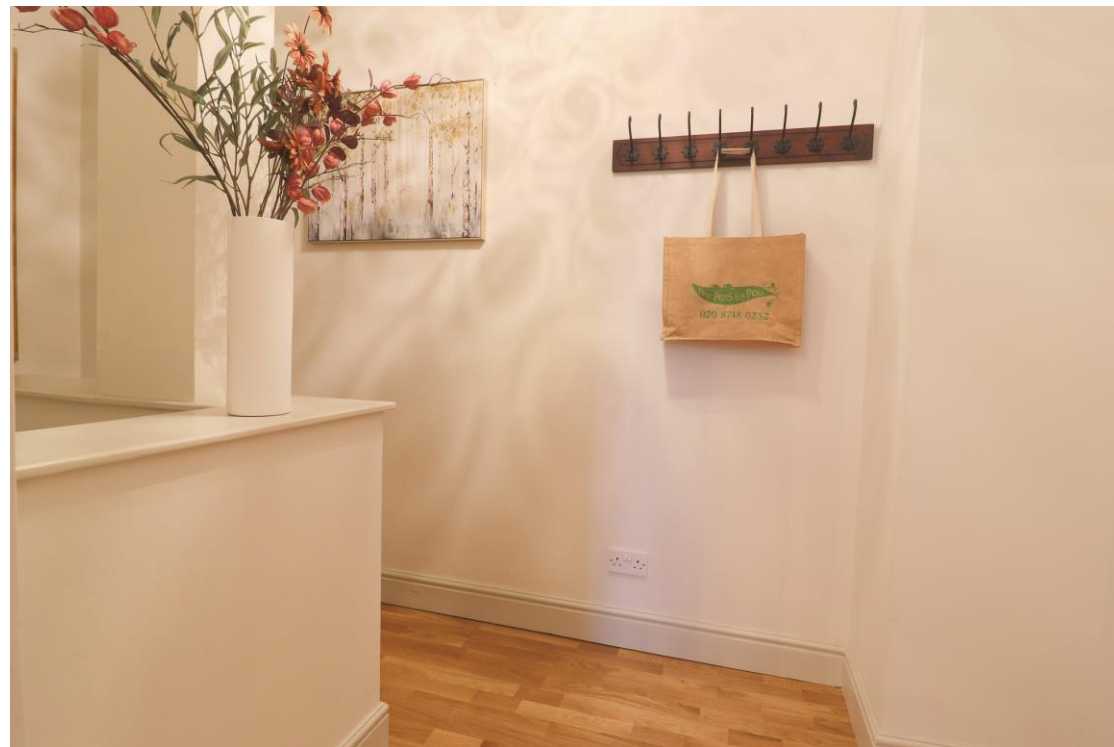


Flat 1, Kingsley Court, 73 New Dover Road,
Canterbury, Kent, CT1 3DZ

£295,000







A delightful purpose-built apartment in an enviable position with easy access to the City centre and a wide range of local facilities. The property is well presented throughout and set over two floors. The ground floor has a well-equipped fitted kitchen/breakfast room with integral appliances and a large sitting room with dual aspect windows. There is a hallway area and stairs leading down to two double bedrooms, one with ensuite shower room. There is also an attractive bathroom with access to a useful utility space for a washing machine and tumble dryer. The property benefits from gas-fired central heating, an allocated parking space and is being sold with no onward chain.

Externally there is a communal shingle drive for allocated parking bays plus visitor parking on a first come first served basis. To the side is a purpose-built area for bin storage, and access to well-kept communal gardens which extend to the rear with a covered seating area, lawn and borders.

The property is set in an enviable position on the south side of Canterbury with easy access to the City centre and a wide range of local facilities including Tesco Express and Waitrose Supermarket. Canterbury offers a comprehensive range of shopping and leisure facilities and a host of restaurants, pubs and bistros. High-Speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55 mins. The M2 to London and A2 to Dover are both easily accessible.

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

Tenure: Share of Freehold

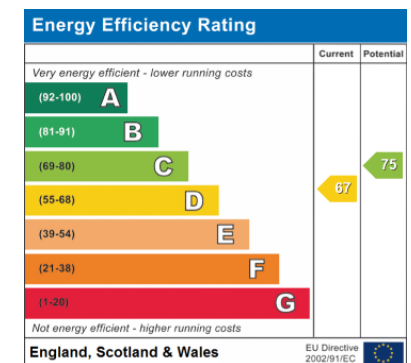
Lease term: 125 years from 31st December 1988

Service charge: Approx. £2,221.56 per annum, paid over the year in two instalments.

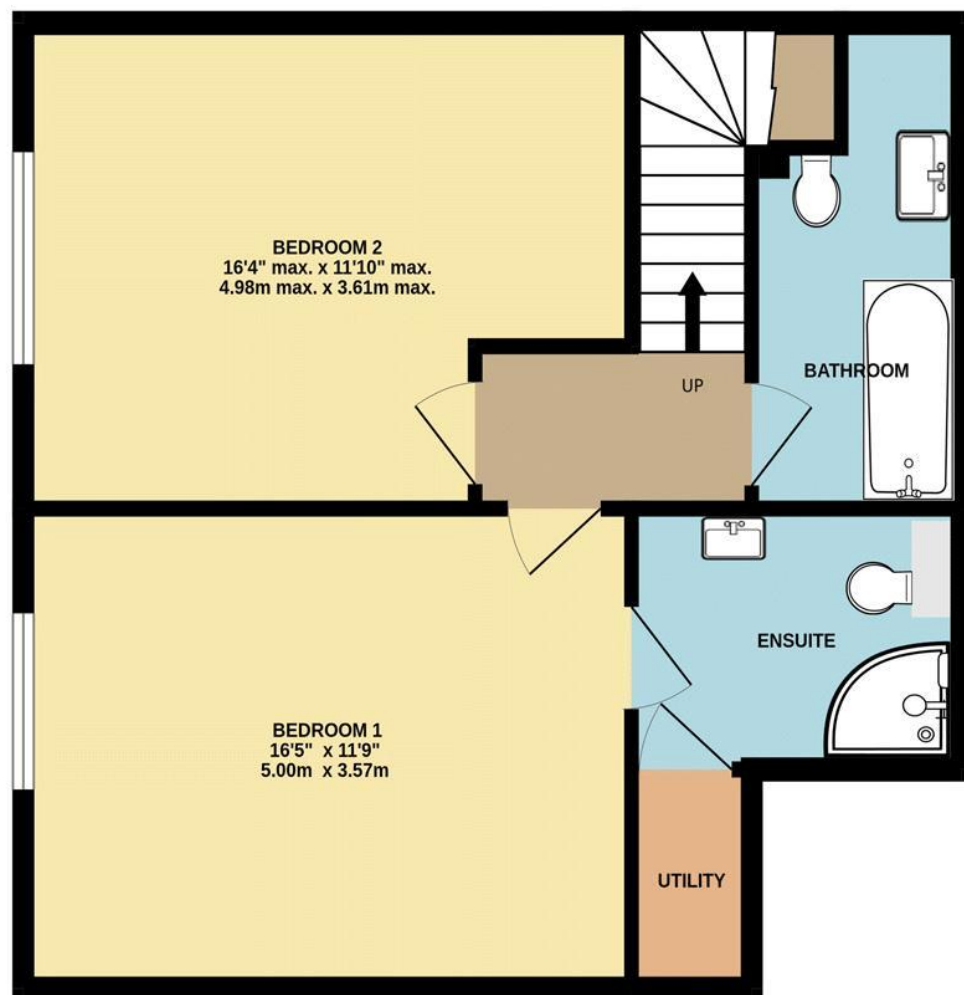
Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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



LOWER GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

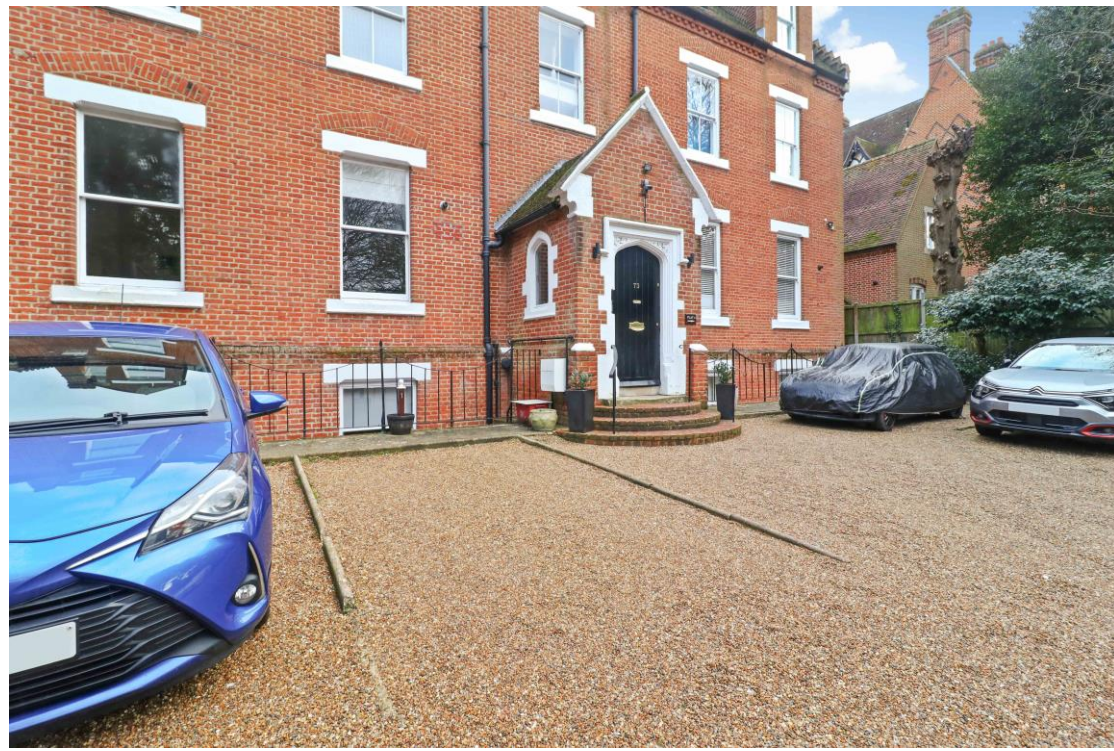
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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