



Charles Bainbridge



Flat 13, Elms Court, 46 New Dover Road,
Canterbury, Kent, CT1 3DT

£285,000

No onward chain





Situated within the desirable Elms Court development, this exceptional two-bedroom top floor apartment offers a high specification finish throughout. Built by Maplegate Homes in 2007, this well-presented property is one of just fifteen flats in this exclusive complex. The spacious open-plan sitting/dining area has doors opening onto a private balcony overlooking the front aspect and a spacious inbuilt TV unit. The modern kitchen is fitted with a range of wall, drawer, and floor units complemented by sleek granite work surfaces and integrated appliances include an oven, gas hob, fridge/freezer, dishwasher and washing machine. The property boasts two double bedrooms, with the master benefiting from a queen size bed, two matching bedside tables and a fully tiled ensuite shower room. Additionally, there is a well-equipped main bathroom designed to a high standard. Elms Court provides excellent amenities, including a secure entry phone system, lift access, underfloor heating, and a mechanical ventilation system. This superb flat is ideal for owner occupation or as a buy-to-let investment and is available with no onward chain.

Externally, the property enjoys attractive communal gardens maintained by the management company, and there is an allocated parking space for one car.

The property is located on the south side of Canterbury within easy walking distance of the City centre, Canterbury bus station and Canterbury East Station. The vibrant city 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 55min. The M2 to London and A2 to Dover are both easily accessible.

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

Tenure: Leasehold.

Lease 125 years from January 2006

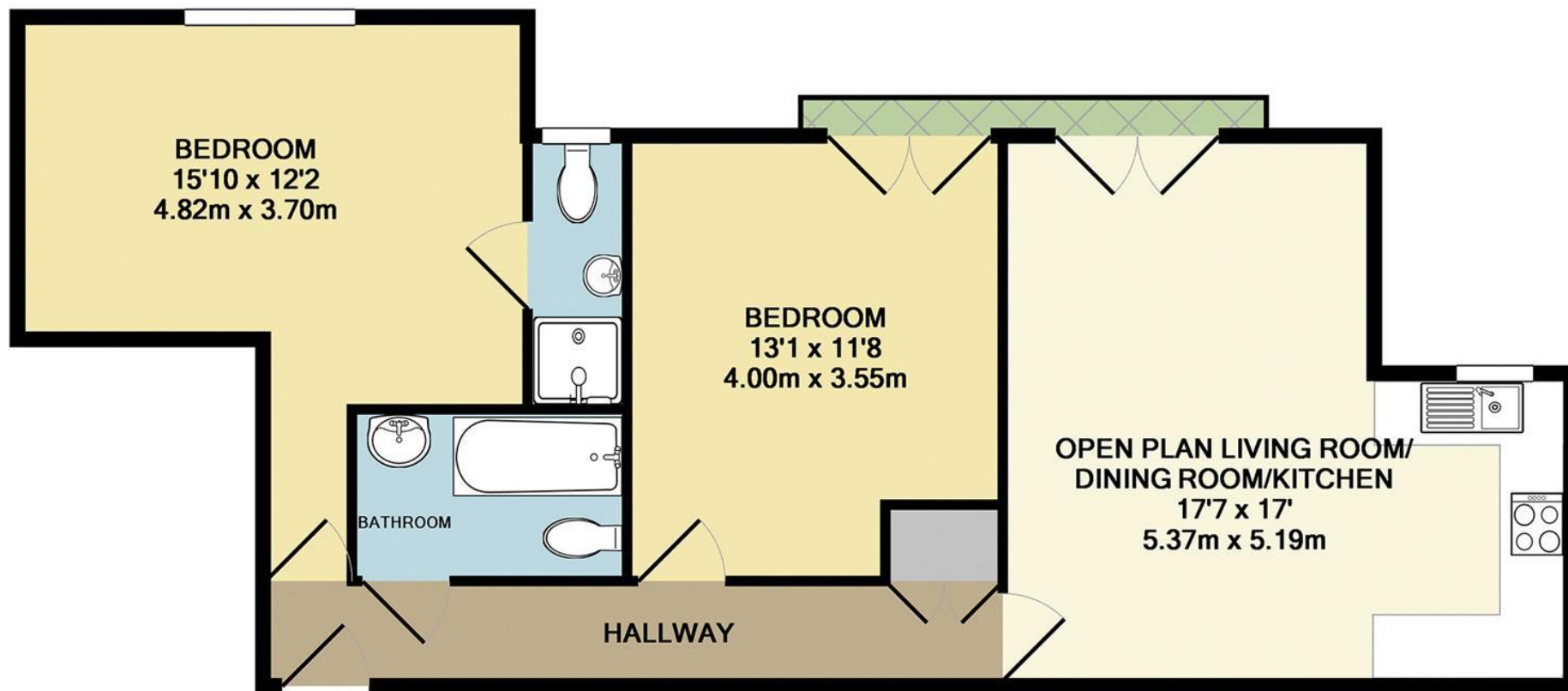
Service charge: Approx. £2,124 per annum

Ground rent: Approx. £250 per annum

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	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		

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 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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