



Charles Bainbridge



72 Station Road West,  
Canterbury, Kent, CT2 8AN

£425,000















A most attractive modern town house in a prime position with easy access to Canterbury West station, St Dunstan's and Canterbury City centre. This appealing property offers spacious and versatile accommodation arranged over three floors. On the ground floor, an inviting entrance hall leads to a comprehensively fitted kitchen with a range of wall, drawer and floor units, a built-in oven and gas hob and space and plumbing for a washing machine and dishwasher. There is also a generously proportioned family room, creating an ideal space for entertaining and everyday living, which provides access to and views over the rear garden. The first floor comprises a double bedroom to the front, complete with built-in wardrobes, a well-appointed family bathroom with matching suite, and a charming sitting room to the rear featuring a Juliet balcony. The second floor hosts the master bedroom suite, including a well-proportioned double bedroom, a range of fitted wardrobes, and an ensuite shower room. A further double bedroom with built-in storage is located to the front, completing the accommodation.

Externally, the rear garden offers a delightful and low-maintenance outdoor space, perfect for al fresco dining. A rear gate provides access to the allocated parking space situated in the private residents' car park.

The property enjoys an exceptional position within walking distance of nearby facilities include The Goods Shed, which incorporates Farmer's Market-style shopping with quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. A Sainsbury's Local is also nearby together with the other facilities of St. Dunstan's. The vibrant city centre offers an extensive selection of shops, restaurants and leisure facilities including the highly regarded Marlowe Theatre and an excellent range of schools, colleges and universities. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins, making this a superb location for both commuters and families alike.

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

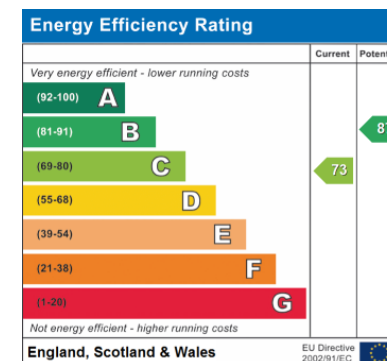
Tenure: Freehold

Communal maintenance charge: TBC

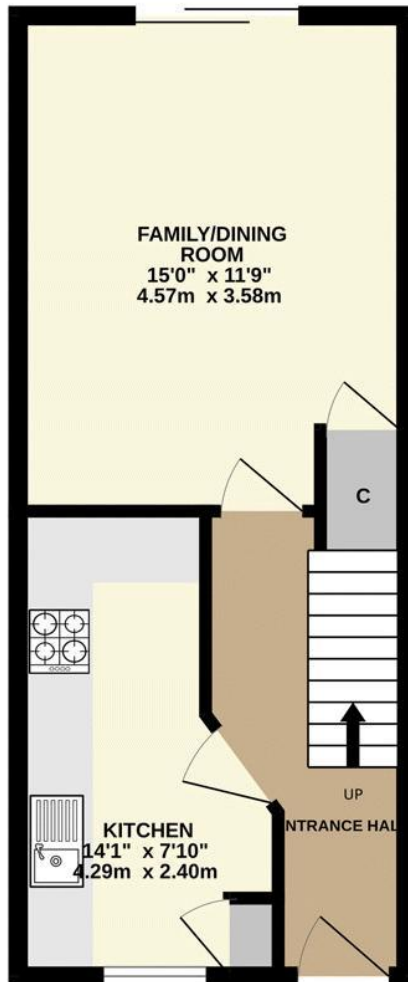
Council Tax Band: E

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

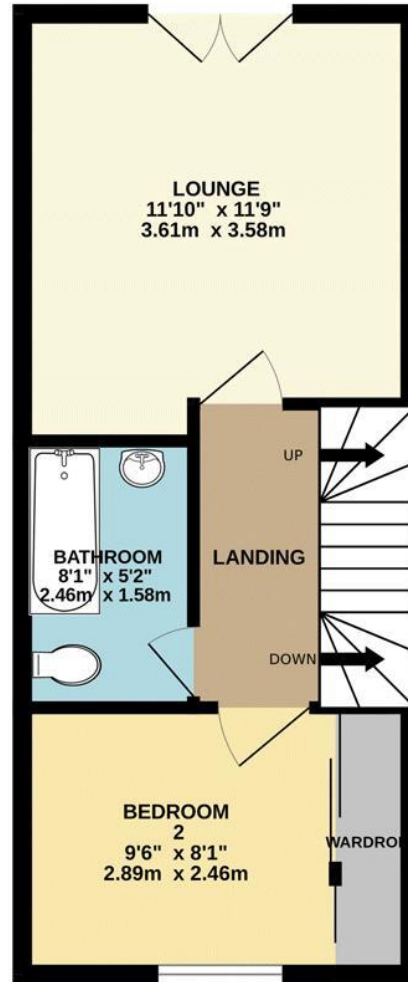
We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



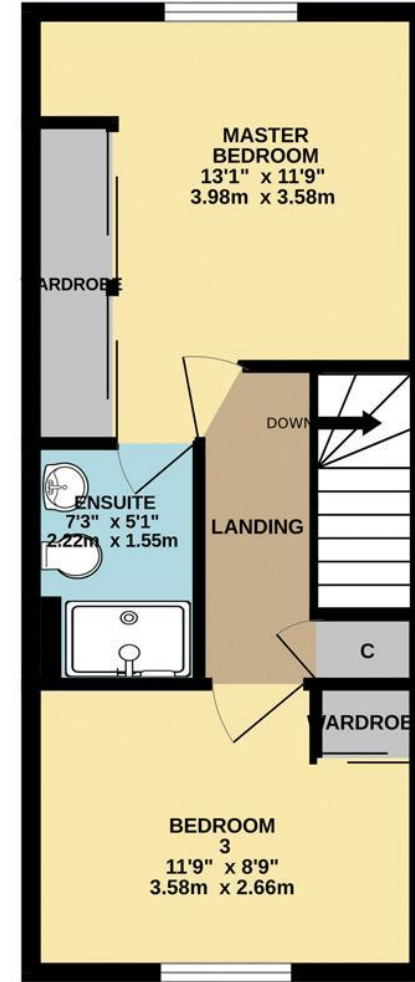
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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