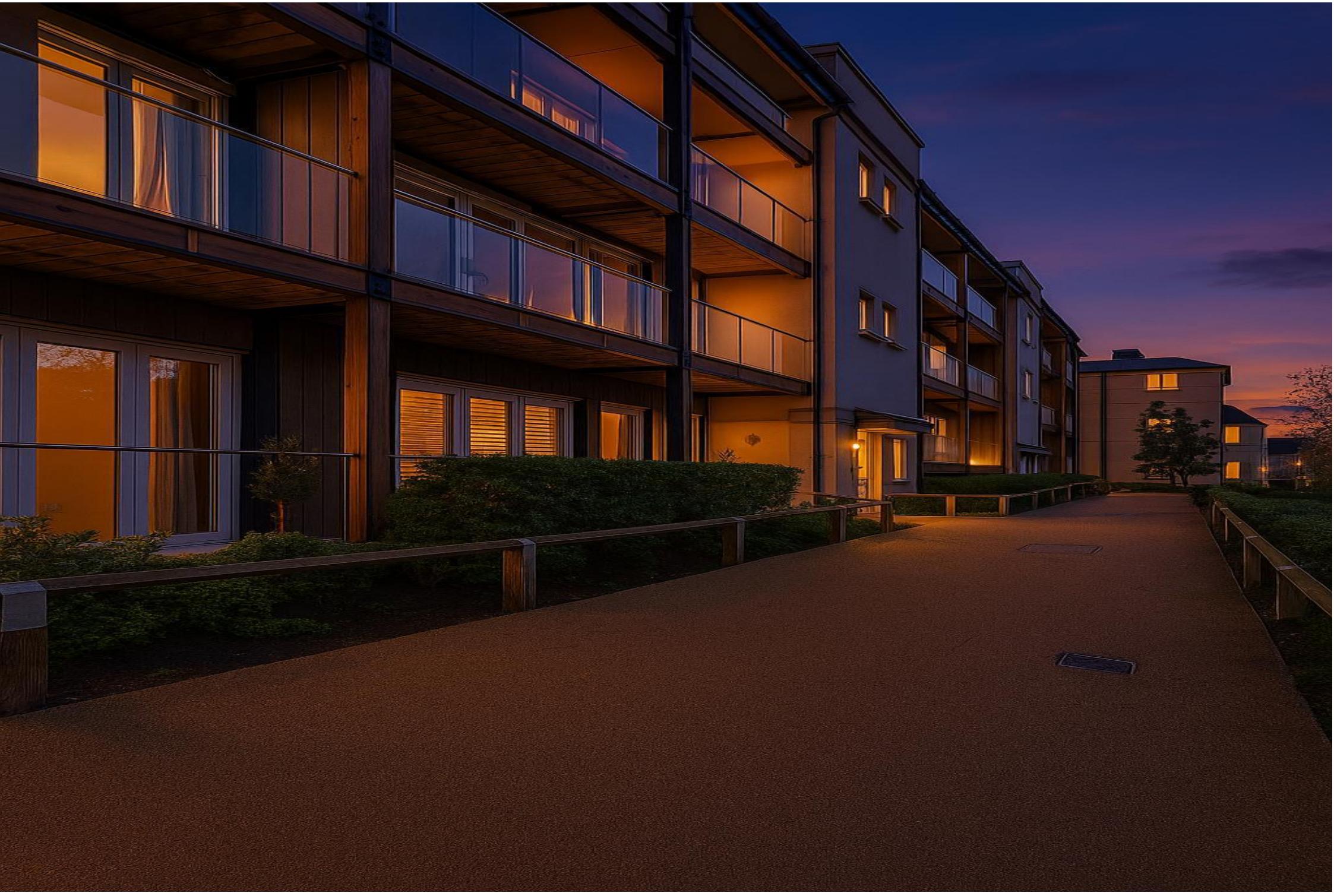


Charles Bainbridge



23 The Rope Walk,  
Canterbury, Kent, CT1 2FY

£325,000





A beautifully presented first floor apartment offering exceptionally spacious and versatile accommodation, enhanced by a front-facing balcony with seating area and a delightful outlook towards the River Stour. The property features an impressive open plan living space, with a bright dual-aspect sitting/dining room opening to the balcony, while the comprehensively fitted kitchen includes a range of integral appliances. A useful nook off the sitting area provides the perfect spot for a desk or study space. The principal bedroom suite benefits from built-in wardrobes, an en suite shower room, and French doors leading onto a private roof terrace. There is a second bedroom, a principal bathroom, and excellent storage throughout, including hallway cupboards. Additional advantages include double glazed windows, electric heating, lift access to all floors, and a secure allocated parking space within a gated undercroft.

The apartment forms part of an attractive riverside development, with landscaped communal grounds that run alongside the River Stour. The building has been thoughtfully designed to combine modern convenience with an appealing outlook, creating a highly desirable setting within a sought-after residential area.

Situated within easy walking distance of Canterbury's historic city centre, the property is ideally placed to enjoy the city's wide range of amenities, including an excellent selection of shops, restaurants, and recreational facilities. The Cathedral and Marlowe Theatre are both nearby, while Canterbury West station provides high-speed services to London St Pancras in around 55 minutes.

Services: Mains electric, water and drainage are understood to be connected to the property. No gas.

Council Tax Band: D

Tenure: Leasehold

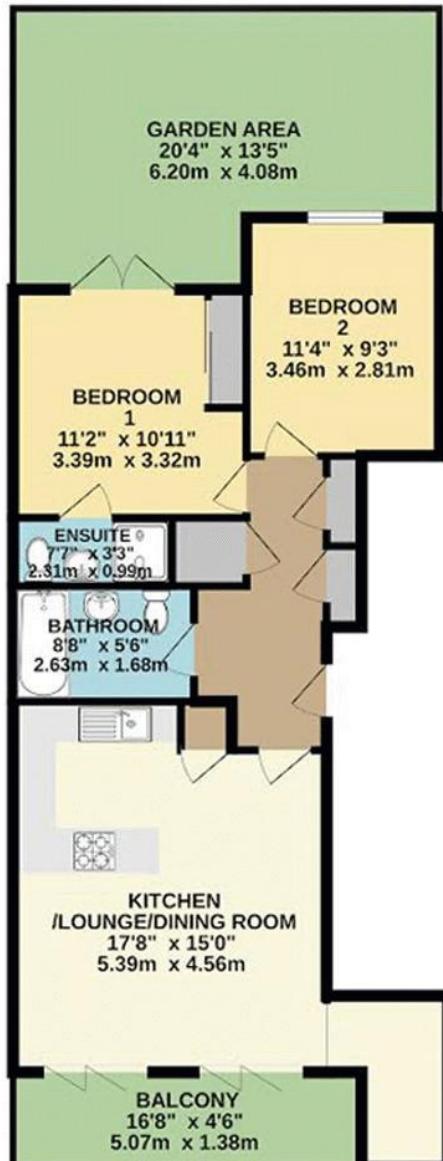
Lease term: 125 years from 1<sup>st</sup> September 2005

Service charge: Approx. £2,415.25 per annum.

Ground rent: TBC

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)

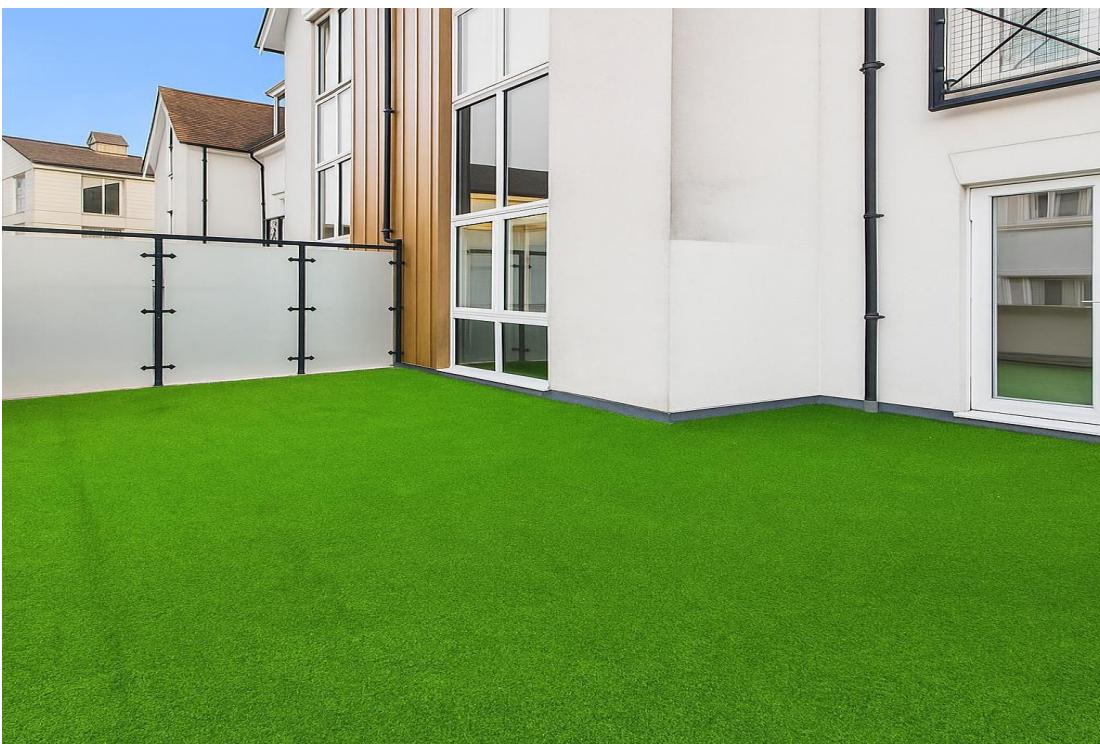


TOTAL FLOOR AREA : 692 sq ft. (64.3 sq.m) approx.

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		
(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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