Charles Bainbridge

Flat 2, Warren Court, Park View,
Sturry, Canterbury, Kent, CT2 0NW

Guide Price £195,000

A well-presented two-bedroom ground floor apartment with private parking, situated within a sought-after residential development just outside Canterbury. Flat 2 occupies a convenient ground floor position within the Warren Court development, enjoying a well-considered internal layout. The property is ideal for owner occupation or investment.

A central entrance hall provides access to all rooms and includes a useful built-in storage cupboard. The generous lounge/diner offers an excellent everyday environment, comfortably accommodating both seating and dining areas, with a wide aspect that draws in natural light. The lounge/diner opens onto the kitchen area, which is well-fitted with a range of wall, drawer and floor units, an integral oven, hob and extractor, and space and plumbing for a washing machine, dishwasher, and fridge freezer, combining practicality with a sociable layout.

There are two bedrooms, the main bedroom is generously proportioned with built-in wardrobe. The bathroom is centrally located and fitted with a full-size bath with shower over, w.c, and wash basin, complemented a stylish finish. The property benefits from gas central heating and double glazed windows and doors.

Externally there is an allocated parking space as well as designated visitor parking spaces. The property also benefits from access to the well-maintained communal gardens and the use of a bike store.

Warren Court is situated on the edge of Sturry village, benefitting from a semi-rural outlook yet offering excellent connectivity. Sturry railway station is nearby, with direct services to Canterbury West and High-Speed connections to London St. Pancras. Local amenities are close at hand, and the vibrant centre of Canterbury, with its wealth of cultural, educational and shopping opportunities is easily accessible. The surrounding countryside provides extensive walking and cycling opportunities.

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

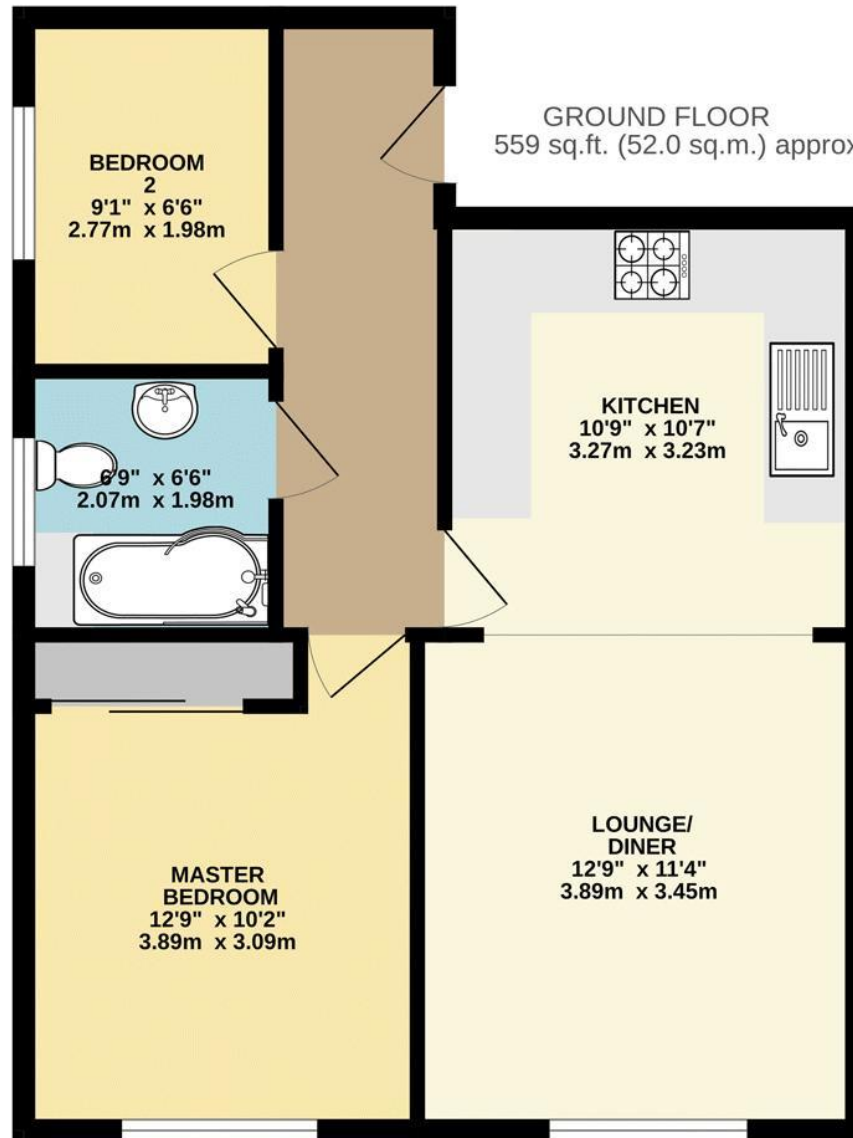Tenure: Leasehold

Lease term: 125 years from 2017

Service charge: Approx. £1,684.33 per annum

Ground rent: Approx. £250.00 per annum

Council Tax Band: B

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

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

BEDROOM 2
9'1" x 6'6"
2.77m x 1.98m

KITCHEN
10'9" x 10'7"
3.27m x 3.23m

6'9" x 6'6"
2.07m x 1.98m

MASTER BEDROOM
12'9" x 10'2"
3.89m x 3.09m

LOUNGE/ DINER
12'9" x 11'4"
3.89m x 3.45m

TOTAL FLOOR AREA : 559 sq.ft. (52.0 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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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		

80   80

England, Scotland & Wales
EU Directive
2002/91/EC

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