



Charles Bainbridge



3 St. Alphege Lane,  
Canterbury, Kent, CT1 2EB

Guide £600,000

A handsome Grade II listed substantial double fronted period building currently divided into four residential flats, all let on Assured Shorthold Tenancy Agreements, situated in the heart of Canterbury City centre. On the ground floor is a substantial flat with versatile accommodation and large rooms which can be configured to provide one or two bedrooms as required. The flat also enjoys its own private walled courtyard to the rear approx. 22ft5 (6.83m) deep x 21ft2 (6.45m) wide. The first floor flat also provides spacious accommodation incorporating two large double bedrooms. The second floor apartment has flexible accommodation that can be configured as one or two bedrooms as required, the principal bedroom with sloping ceilings to the rear. On the top floor is a one bedroom flat which would now benefit from general updating and refitting. The current rental incomes for each flat are as follows: Flat A - £1,000pcm (£12,000pa) Flat B - £875pcm (£10,500pa) Flat C - £975pcm (£11,700pa) Flat D - £500pcm (£6,000pa).

The property is set on St Alphege and is just off Palace Street, part of the Kings Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros. The City centre is a short walk, as are the Cathedral precincts. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high quality schools, colleges and universities. The High-Speed rail link from Canterbury west station provides services to London St. Pancras in approx. 55mins.

Services: Mains electric, water & drainage are understood to be connected to the properties. There is no gas in the flats.

Tenure: Freehold

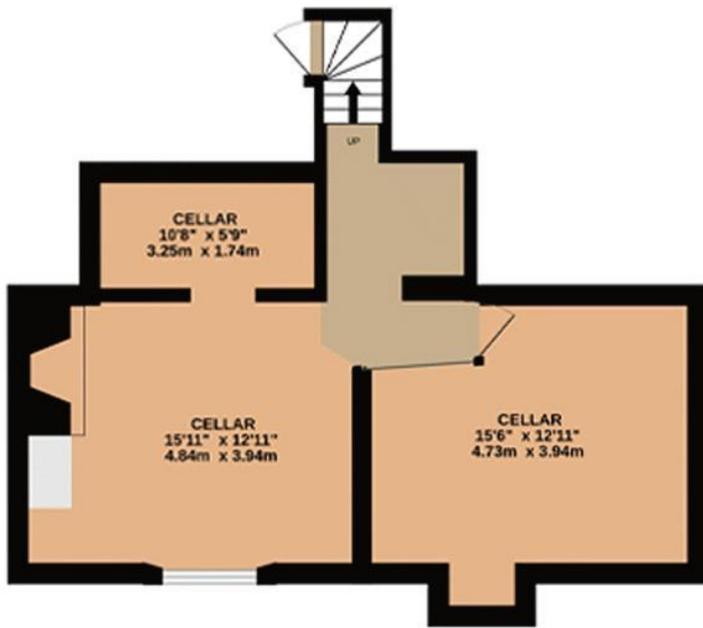
Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

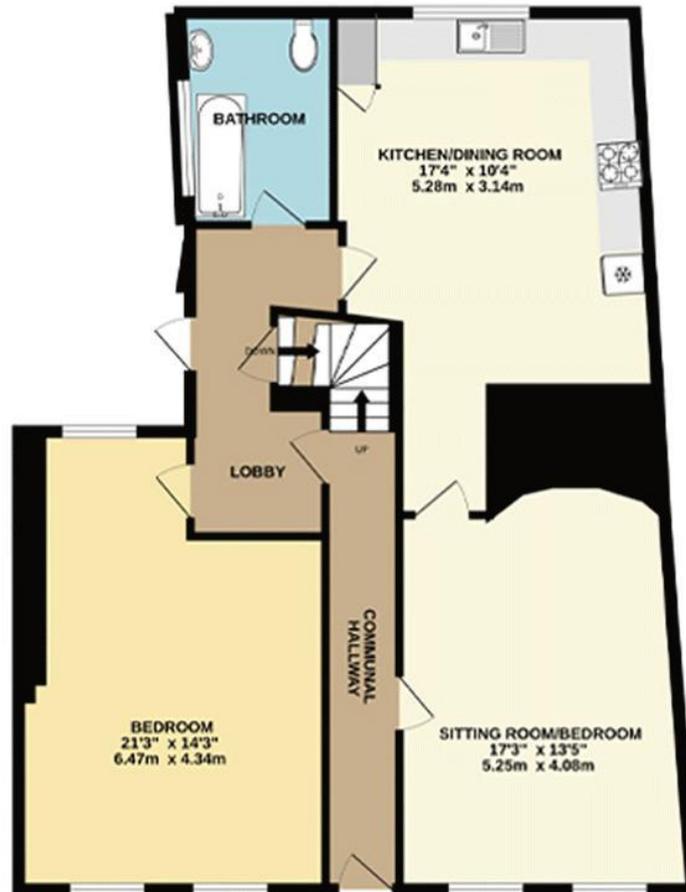
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

# Basement, Ground & First Floors

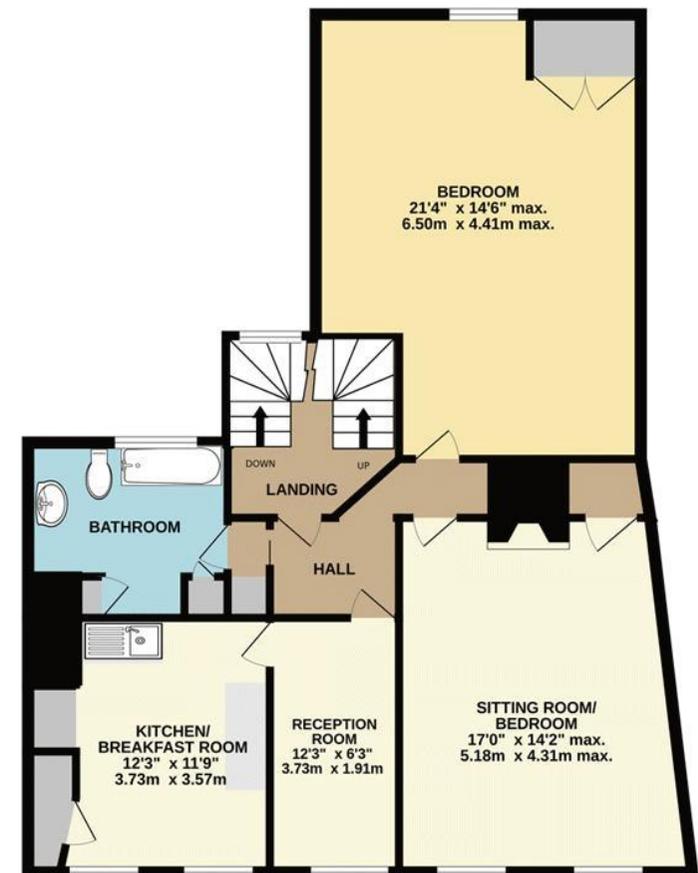
**BASEMENT**  
521 sq.ft. (48.4 sq.m.) approx.



**GROUND FLOOR**  
1006 sq.ft. (93.5 sq.m.) approx.

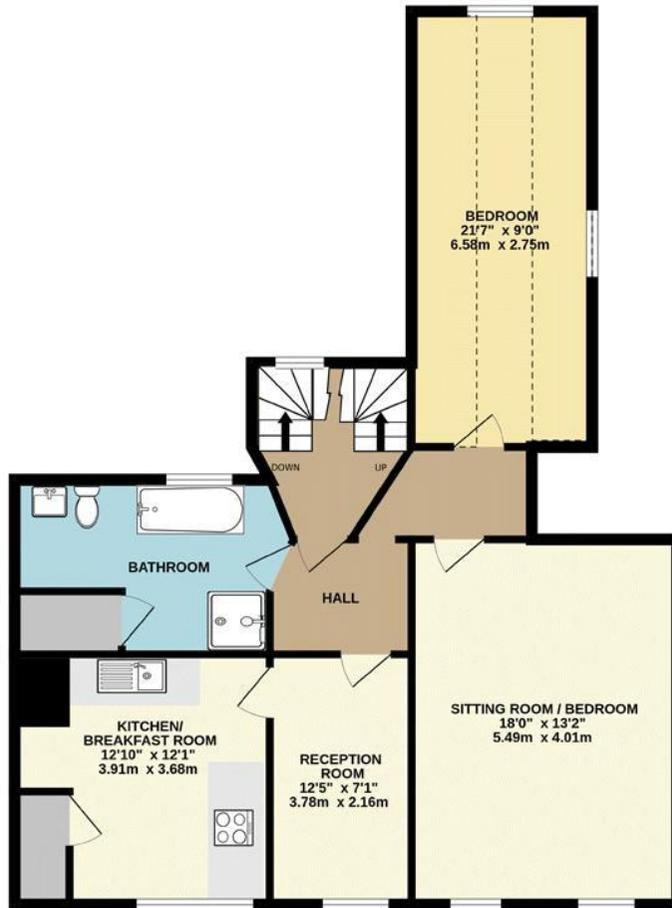


**FIRST FLOOR**  
956 sq.ft. (88.8 sq.m.) approx.



# Second & Third Floors

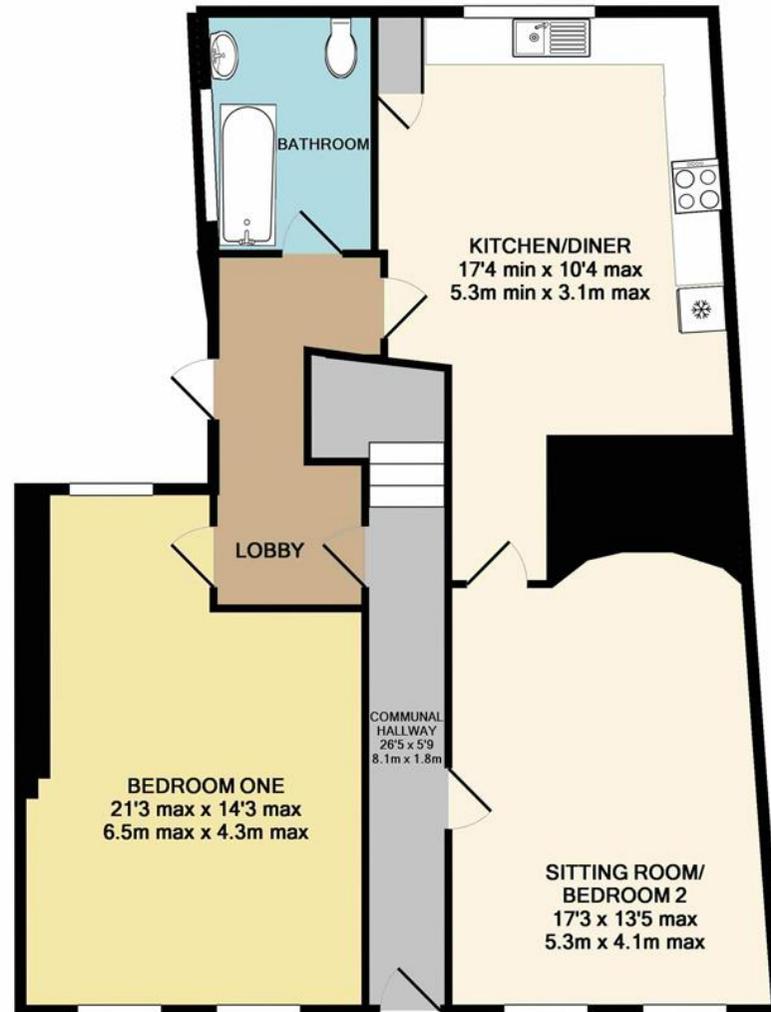
SECOND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



THIRD FLOOR  
545 sq.ft. (50.7 sq.m.) approx.







## Flat A - Ground Floor Flat

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.6 SQ.M.)

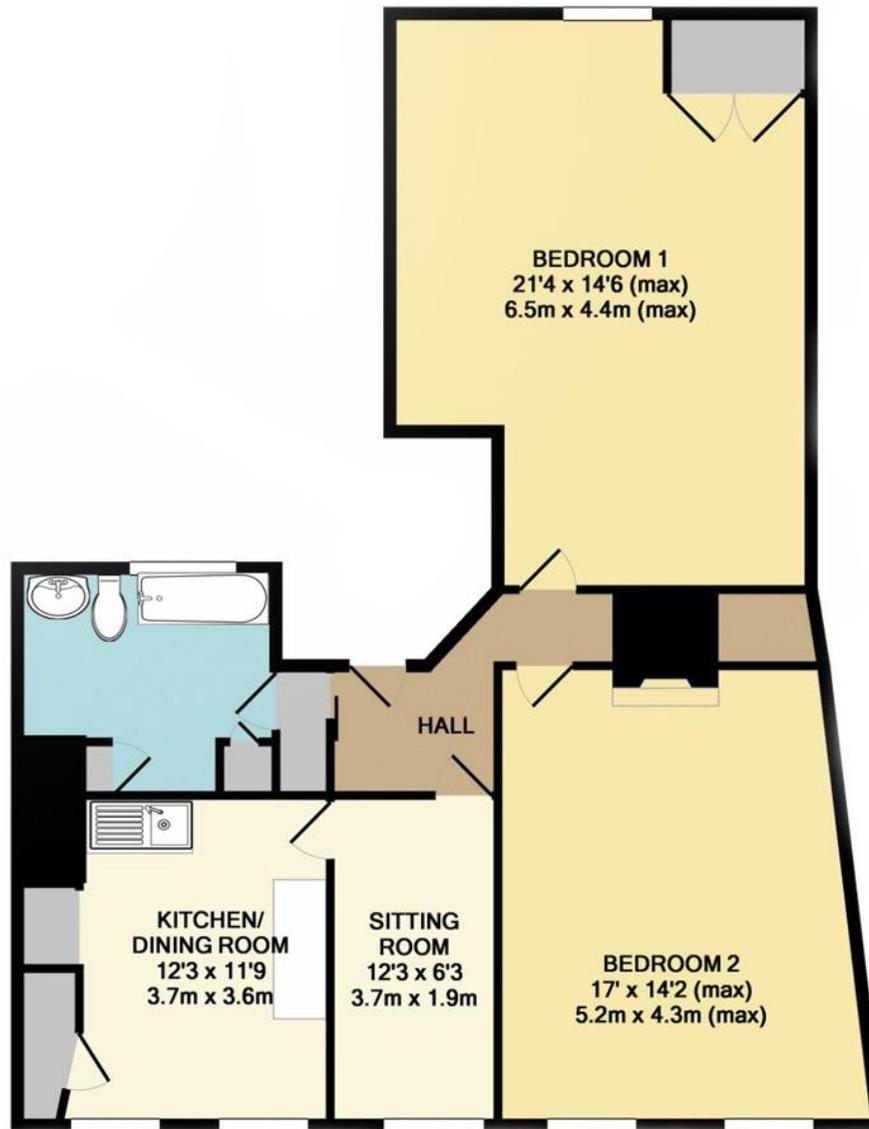
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







## Flat B - First Floor Flat

TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.7 SQ.M.)

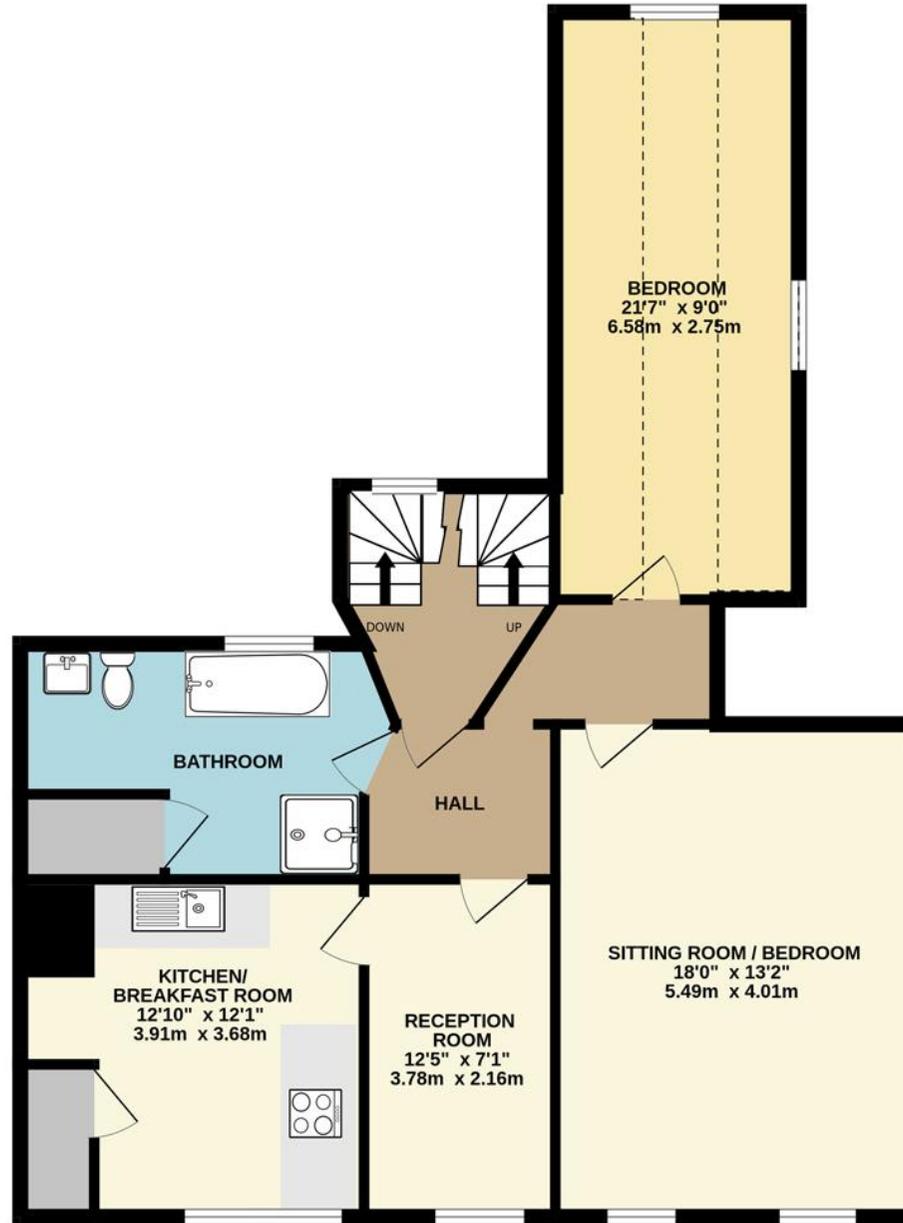
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







**Flat C - Second Floor Flat**

TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

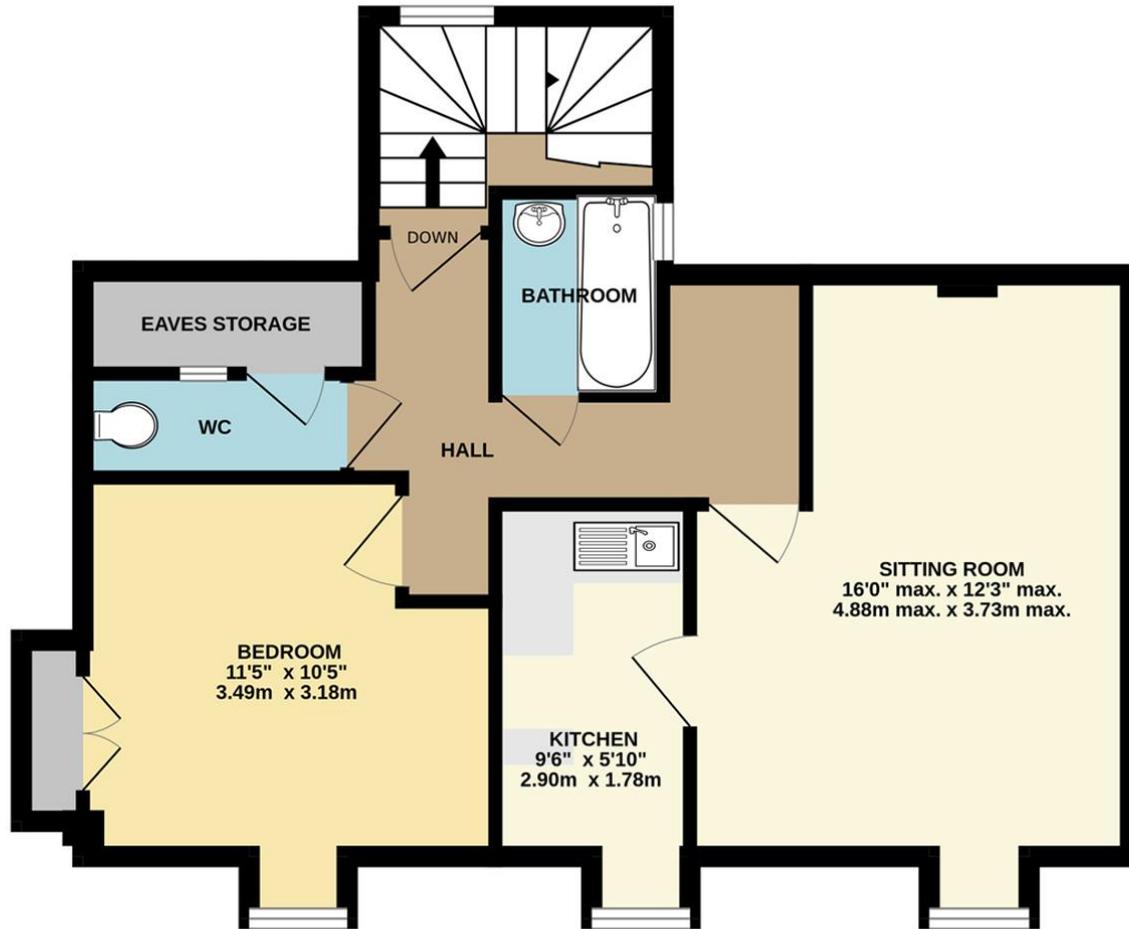
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	







### Flat D - Third Floor Flat

TOTAL FLOOR AREA : 545 sq.ft. (50.7 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		50
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Charles Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS  
01227 780227  
sales@charlesbainbridge.com  
charlesbainbridge.com

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.

