



Charles Bainbridge



10 Stonebridge Road,
Canterbury, Kent, CT2 7LN

£219,000





A beautifully presented two bedroom first floor apartment forming part of the highly sought-after Kingsbrook Park riverside development. The property offers stylish and versatile accommodation with a particularly spacious entrance hall, a generous dual aspect open plan living/dining room with Juliet balcony, and a well-appointed kitchen with a range of integrated appliances. There are two double bedrooms, the principal benefitting from fitted wardrobes and an ensuite shower room, along with a modern family bathroom. The property will also be sold with all of the furniture, offering a ready-made home or investment.

Outside, the property enjoys an allocated parking space together with visitors parking in the adjacent area, as well as access to a secure bicycle store. Residents of Stonebridge Road also benefit from beautifully landscaped communal grounds, including a two-acre park, and a well-lit pathway leading directly to the city centre.

Stonebridge Road is ideally located within easy reach of excellent schools, a cinema and restaurant complex, two gyms, a swimming pool, and numerous children's play areas and parks. Everyday amenities including a Sainsbury's supermarket, doctors' surgery, and dental practice are just a short walk away, while Canterbury West station and the historic city centre can be reached with ease.

Services: All mains services are understood to be connected.

Tenure: Leasehold

Lease term: TBC

Service charge: TBC

Ground rent: TBC

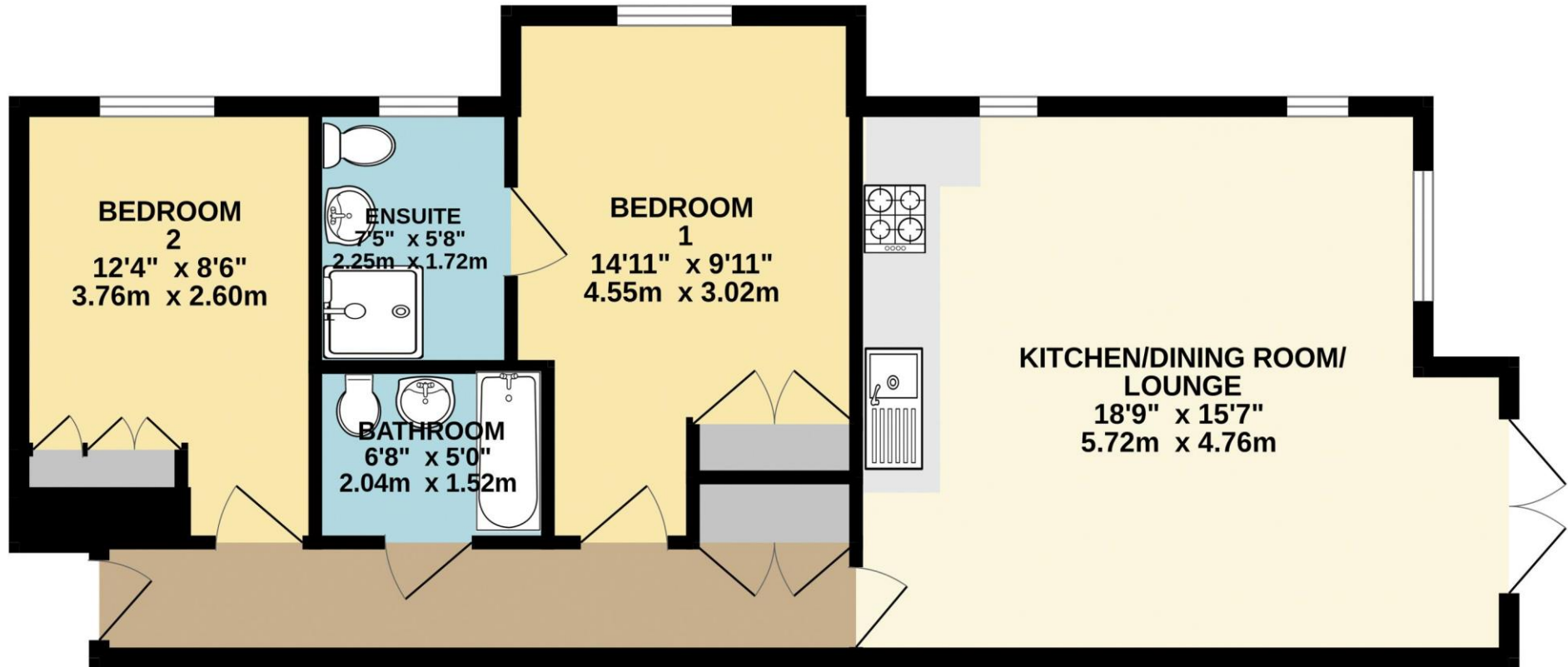
Council Tax Band: D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

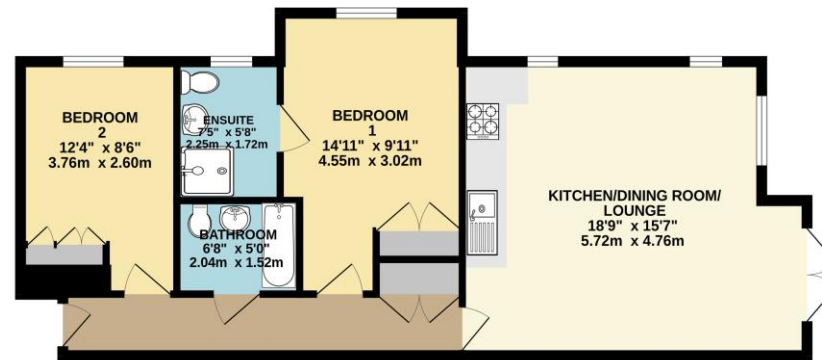
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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