

Flat 8, St James House

77-79 Castle Street, Canterbury, Kent CT1 2QD



1 Bedroom | 1 Bathroom | 1 Reception

48.49 m² (522 sq ft)

LOCATION

The property is located in Canterbury, an ancient city famous for its cathedral and medieval streets set within the stunning Kent countryside.

The building is positioned at the northern end of Castle Street, a no through road that connects Watling Street and Beer Cart Lane.

"There's no lovelier place in the world than Canterbury." (Virginia Woolfe)

SITUATION

St. James House comprises 12 luxury apartments over first and second floor levels converted circa 2017. It sits within the Castle Quarter, an area designated as a Scheduled Ancient Monument, inside the city walls. The building comprises an attractive three storey property accessed from an enclosed private entrance directly off Castle Street.

DESCRIPTION

The property comprises a modern top (second) floor apartment positioned to the rear of the building. It has been designed for modern living and provides a light and airy environment, which benefits from enviable Cathedral views.

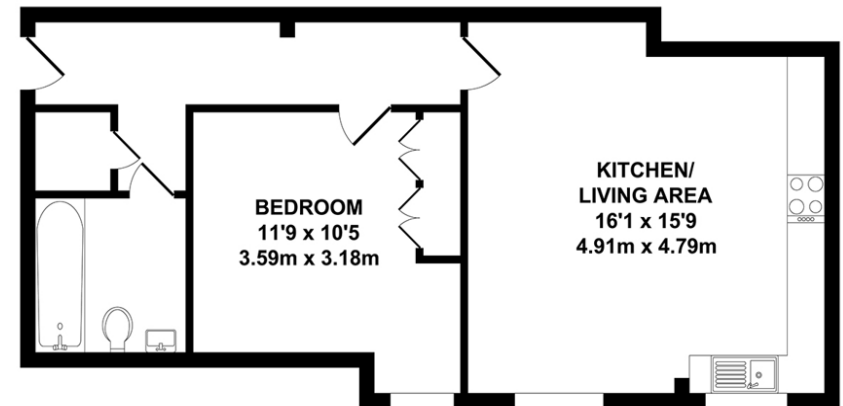
A passenger lift from the ground floor opens into a well kept communal entrance hall which leads to one of four apartments at second floor level.

It is arranged as a spacious open plan kitchen/ living room finished to a high specification having quality high gloss units with under cabinet lighting, laminate work tops and a range of integrated appliances (Fridge, Freezer, Dishwasher, Washer/Dryer) all of which are to be inherited by the purchaser. The apartment is heated by way of a gas combination boiler providing central heating via panel radiators.

There is a large double bedroom which has been fitted with bespoke 'his and her's' wardrobes, having carpeted flooring creating a cosy feel.

The apartment is finished with a contemporary style bathroom with back to wall finishes, neutral tone ceramic tiling to all the walls and floors, a bath with thermostatic shower and hinged glass screen, and a heated chrome electric towel rail.

Externally, the residents benefit from a secluded, private courtyard which leads to a rear entrance and bike stores.



- Top Floor Apartment positioned to the Rear of the Building
- Gas Central Heating with Panel Radiators
- Video Phone Entry System
- Passenger Lift
- Fitted Kitchen with Integrated Appliances
- To be Sold with all White Goods (Fridge, Freezer, Washer/ Dryer, Dishwasher)
- Large Double Bedroom
- Bespoke Fitted Wardrobes
- Recessed LED Spot Lighting Throughout
- Modern Double Glazing
- Cathedral Views
- Secure Gated Foyer
- EPC Rating of B

AGENTS COMMENTS:

"What a fantastic opportunity to get onto the property ladder with a modern city centre top floor apartment so close to the action.

Equally, a rare investment opportunity to acquire a sought after property in an even more sought after location."

- Canterbury West Station – 10 minute walk.
- Canterbury East Station – 5 minute walk.
- Central Bus Station – 5 minute walk.
- High Street – 3 minute walk.

Canterbury is a vibrant and dynamic city which caters to all walks of life. It has excellent night life with live music venues as well as bars, pubs and clubs. For cultural entertainment, there are two theatres and three cinemas in the city. There are museums, libraries and art galleries. If you like sport, there are playing grounds, indoor facilities and several gyms.

The city itself is rich in both history and modern amenities. You can walk from one end of Canterbury to the other in less than 30 minutes. On the way, you will see the Westgate Tower, the Norman Castle, the Dane John Gardens, as well as quaint streets, fantastic restaurants and cafes, as well as designer and boutique shops .

WHAT THE OWNERS SAY:

"It has been an amazing first home for us which we are sad to say goodbye too Being in such a central location meant we could enjoy everything Canterbury has to offer at a moments notice.

Being positioned to the rear of the building makes it so quiet and peaceful which is not something we were necessarily expecting when we moved in. The Cathedral views were also an added bonus.

Having purchased the Flat off Plan we were able to add our own touches which ensured a high quality finish. We added to this by commissioning bespoke his and hers wardrobes to be fitted in the bedroom which will remain, as well as all the white goods".

TERMS

The property is to be sold by way of a 125 year Lease from 27th April 2018 (approx 119 years remaining).

PRICE

Our client would consider offers from £240,000.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the communal areas. The Service Charge for the Year Ending March 2025 is £1,973.30.

GROUND RENT

There is a Ground Rent Payable of £250 per year.

COUNCIL TAX

The property is assessed within Band C.

EPC

The property has been assessed within Band B (81).

1979 ESTATE AGENTS ACT

We disclose that a member of staff at Sibley Pares has an interest in the property.

PHOTOGRAPHS

The photographs were taken in November 2024.

1967 MISREPRESENTATIONS ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

VIEWINGS

Strictly by prior appointment through sole agents:

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01233 629281











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