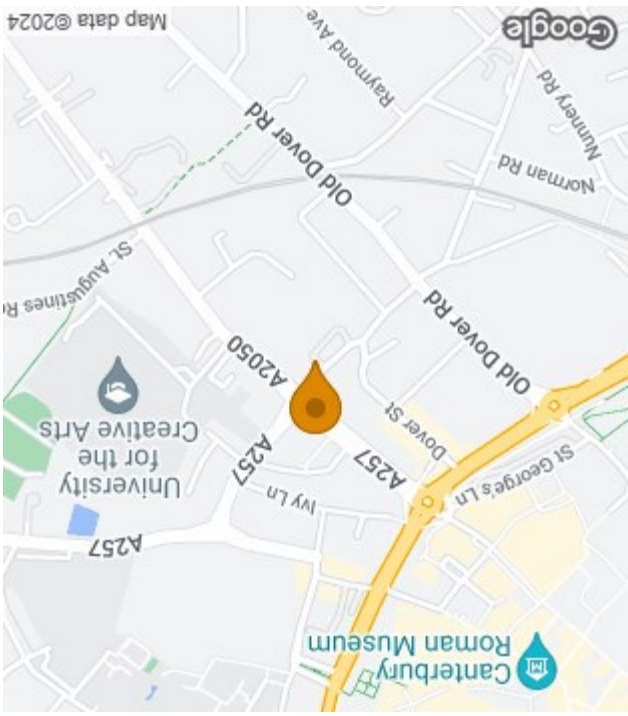


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	
Potential	

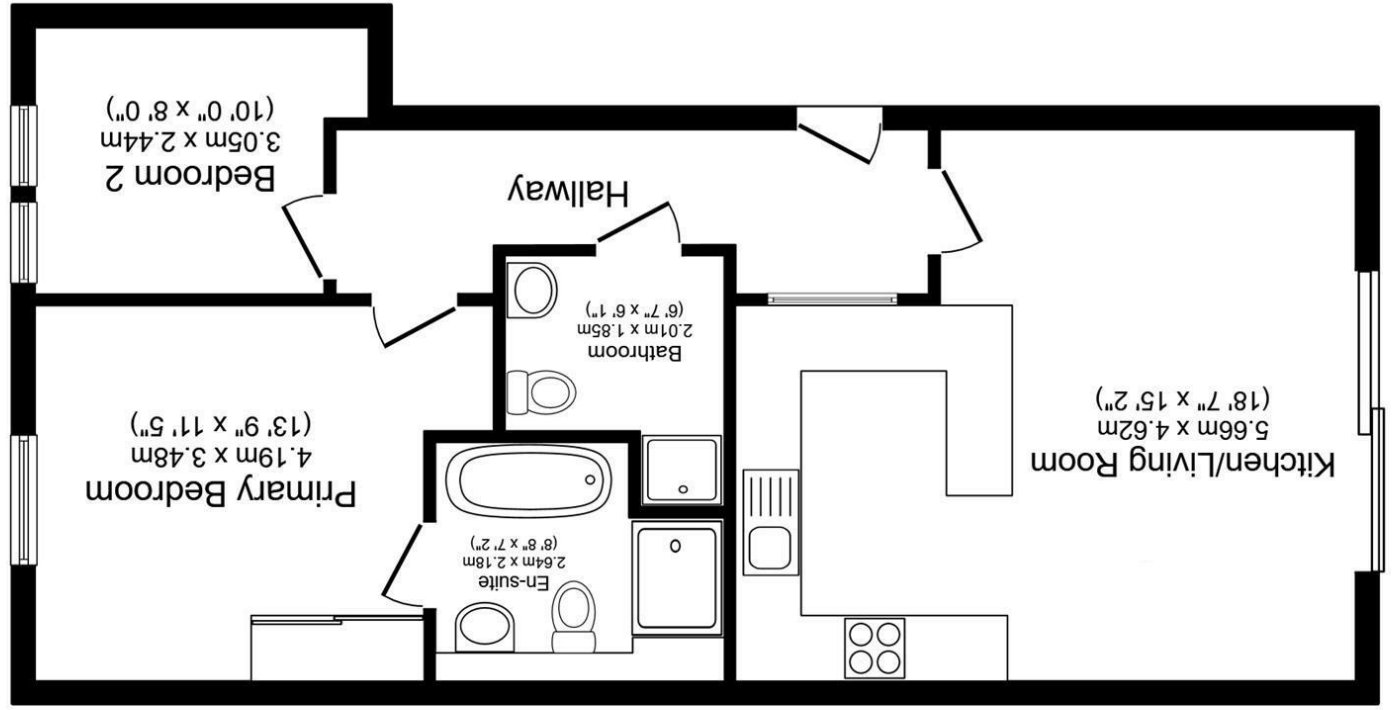
Energy Efficiency Rating



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

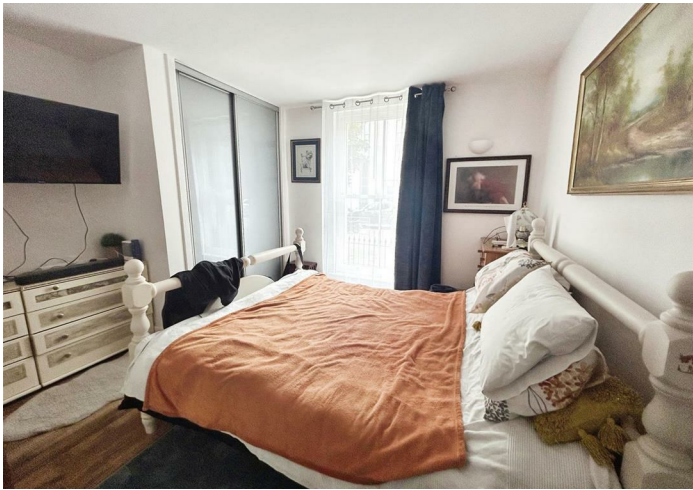
TOTAL: 63.6 m<sup>2</sup> (685 sq.ft.)

Floor Plan  
 Floor area 63.6 m<sup>2</sup> (685 sq.ft.)



38 Flagstaff Court, Canterbury, CT1 3HA  
 £220,000





## 38 Flagstaff Court, Canterbury, CT1 3HA

### £220,000

Discover modern living in the heart of Canterbury with this delightful two-bedroom ground floor apartment in Flagstaff Court. Perfectly blending comfort and style, this property is ideal for professionals, couples, or small families. Enjoy a spacious lounge/dining area seamlessly connected to a contemporary kitchen, perfect for entertaining and everyday living. Generous in size, both bedrooms offer ample space and natural light, with the main bedroom featuring a stylish en-suite bathroom. The property includes a sleek, separate bathroom, ensuring convenience and privacy. Step outside to your own private garden area, an idyllic spot for relaxation and outdoor dining. Situated in the sought-after Flagstaff Court, you'll have easy access to Canterbury's vibrant city life, historic sites, and excellent transport links. Currently rented on an Assured Shorthold Tenancy (AST) for £1500 per month, this apartment offers an attractive investment opportunity or a wonderful new home.

Don't miss out on this fantastic property. Call now to arrange a viewing and experience the best of Canterbury living.

Tenure: Leasehold  
114 Years Remaining  
Service Charge £4233 pa Ground Rent £354.57 pa

## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

Canterbury, located in Southeast England's Kent region, is a city renowned for its rich history and vibrant culture. At the heart of Canterbury stands the iconic Canterbury Cathedral, a UNESCO World Heritage site and the spiritual center for the Church of England. The city is also home to the prestigious University of Kent and Canterbury Christ Church University, fostering a lively student community. Visitors and residents can enjoy a wealth of cultural attractions, including museums, theaters, and galleries, such as the Canterbury Tales attraction and the Marlowe Theatre. The city's shopping scene offers a mix of quaint boutiques and popular high-street stores, complemented by a diverse dining landscape featuring everything from traditional pubs to fine dining establishments. Surrounded by the picturesque Kent Downs Area of Outstanding Natural Beauty, Canterbury is perfect for outdoor enthusiasts who enjoy walking and cycling. The city also hosts various annual events, including the Canterbury Festival and the festive Christmas Market, which highlight its vibrant arts and culture scene. Excellent transport links, including high-speed train services to London, make Canterbury easily accessible and a desirable destination for both tourists and residents alike.

