



16 Orient Place, Canterbury, CT2 8AW
£240,000



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Spacious Two-Bedroom Apartment in the Heart of St Dunstan's, Canterbury with allocated parking.

Located in the highly desirable St Dunstan's area of Canterbury, just a short walk from Canterbury West railway station, this delightful first-floor two-bedroom apartment offers a perfect blend of modern living and prime location. Ideal for commuters, investors, or those seeking a city base, the property is positioned in a well-maintained residential development with approximately 970 years remaining on the lease—offering long-term peace of mind. Allocated parking for one car in gated carpark.

Step inside to discover a bright and spacious lounge/dining area, perfect for relaxing or entertaining. The home also features a modern fitted kitchen with contemporary units and ample workspace. Both bedrooms are generously sized, and the apartment is complemented by a stylish, recently fitted bathroom that continues the home's modern theme.

With its combination of space, finish, and enviable location, this apartment presents a fantastic opportunity in one of Canterbury's most sought-after areas.

Description

Lounge/Dining Room
18'3 x 10'8

Kitchen
7'9 x 7'4

Bedroom 1
11'2 x 9'5

Bedroom 2
12' x 7'3

Tenure: Leasehold

Lease Term
999 Years from 8th January 1996
970 Years remaining

EPC Rating C

Bathroom/WC
8'3 x 6'3

Service Charge Demand
Most recent demand 1 January 2025 to 31st December 2025 The sum of £1442.17 has been requested

Council Tax Band

Location
Canterbury: Where History Meets Charm

Step into the storybook streets of Canterbury, a stunning medieval city in the heart of Kent. Home to the iconic Canterbury Cathedral, this historic gem blends ancient architecture with vibrant culture. Explore cobbled lanes, riverside walks, lively markets, and literary legends like The Canterbury Tales.

Just under an hour from London by train, it's the perfect getaway—steeped in history, surrounded by countryside, and buzzing with modern energy. Whether you're here for the cathedrals, cafés, or coastal bike rides, Canterbury delivers unforgettable charm at every turn.

Agents Notes

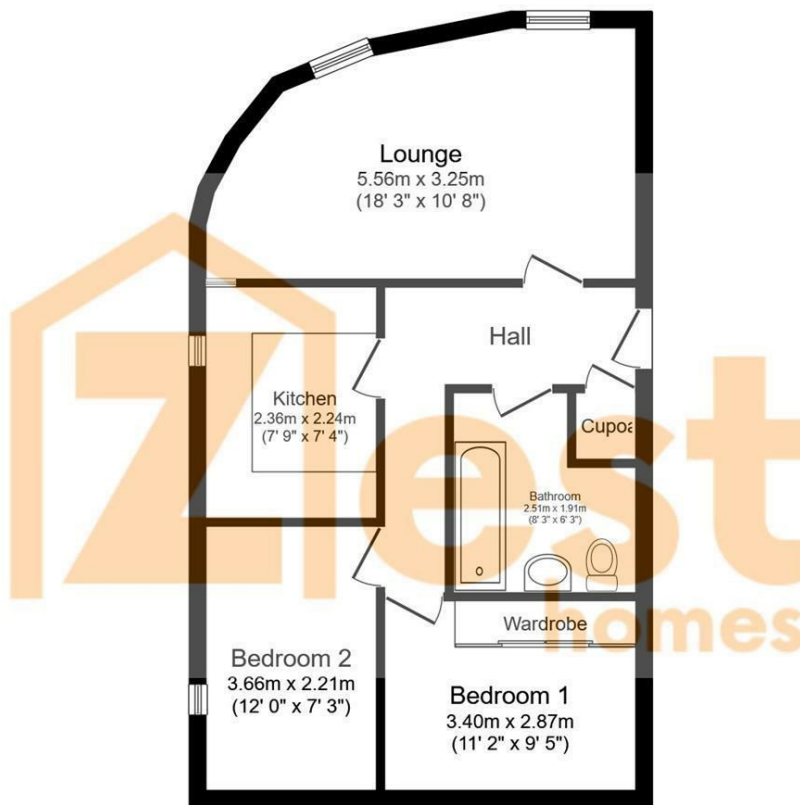
Agents Notes:

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.

Floorplan Clause

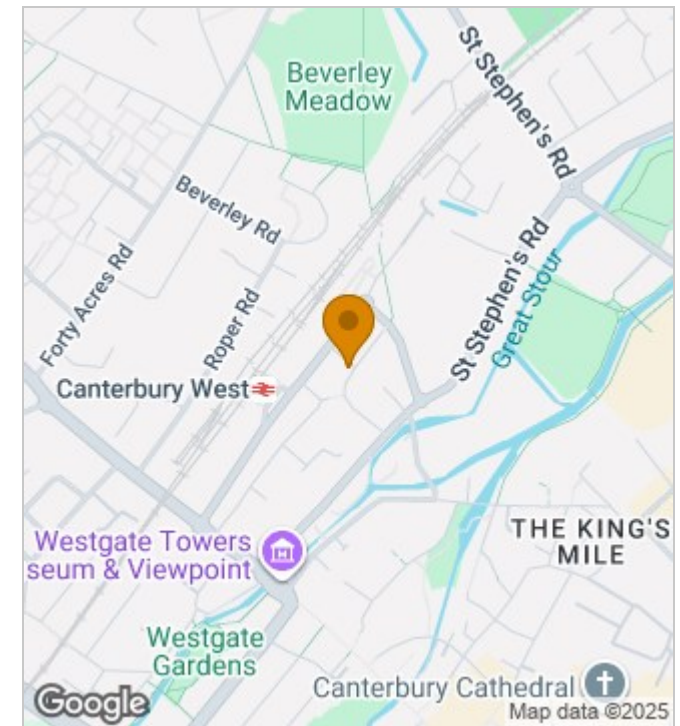
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

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

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www.zesthomes.uk

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