

St Lawrence Court, St Lawrence Road, Canterbury, Kent, CT1 3EY

Asking Price £205,000





## St Lawrence Court

St Lawrence Road, Canterbury CT1  
3EY

This 2 bedroom ground floor apartment is located close to the A2.

Located just a ball's throw from Kent Spitfire Cricket Ground you will discover this newly refurbished, two-bedroom, ground floor apartment. This bright entrance hallway leads you to two generous double bedrooms, a lounge/dining room and a fully fitted kitchen complete with washing machine and fridge/freezer. Unusually for such a city centre location there is garage parking for one car.

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Superfast Fibre Broadband is available which normally means you might be able to get average download speeds of around 35Mb and 67Mb. Some providers offer it with average download speeds of 300Mb+, or even up to 1Gb, but you would need to check with your chosen provider for actual speeds and availability.

### Travel

Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way)

77 years remaining from a 99 year lease. Service charges are currently £1900 per annum plus £12 per year for the garage.

Viewings strictly by appointment.

### Bedroom 1

10'5" x 14'2" (3.18m x 4.32m)

### Bedroom 2

10'5" x 9'0" (3.200 x 2.763)





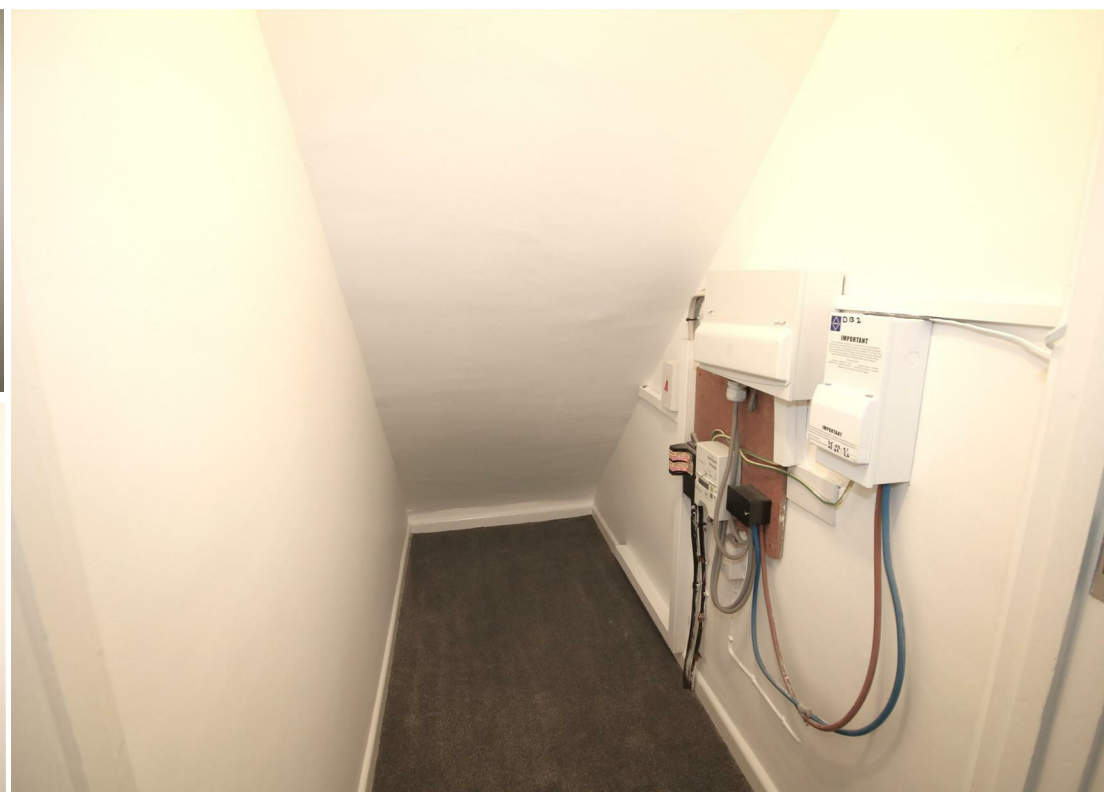
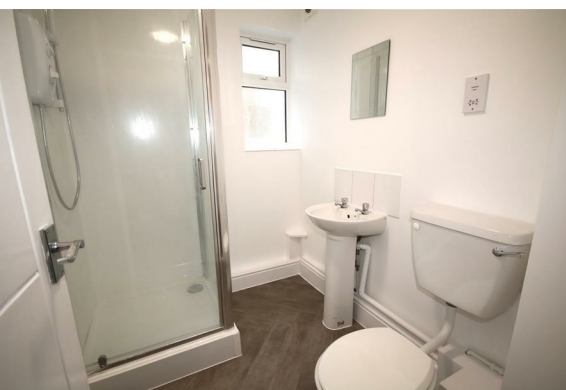


**Living Room**  
11'11" x 16'4" (3.654 x 4.997)

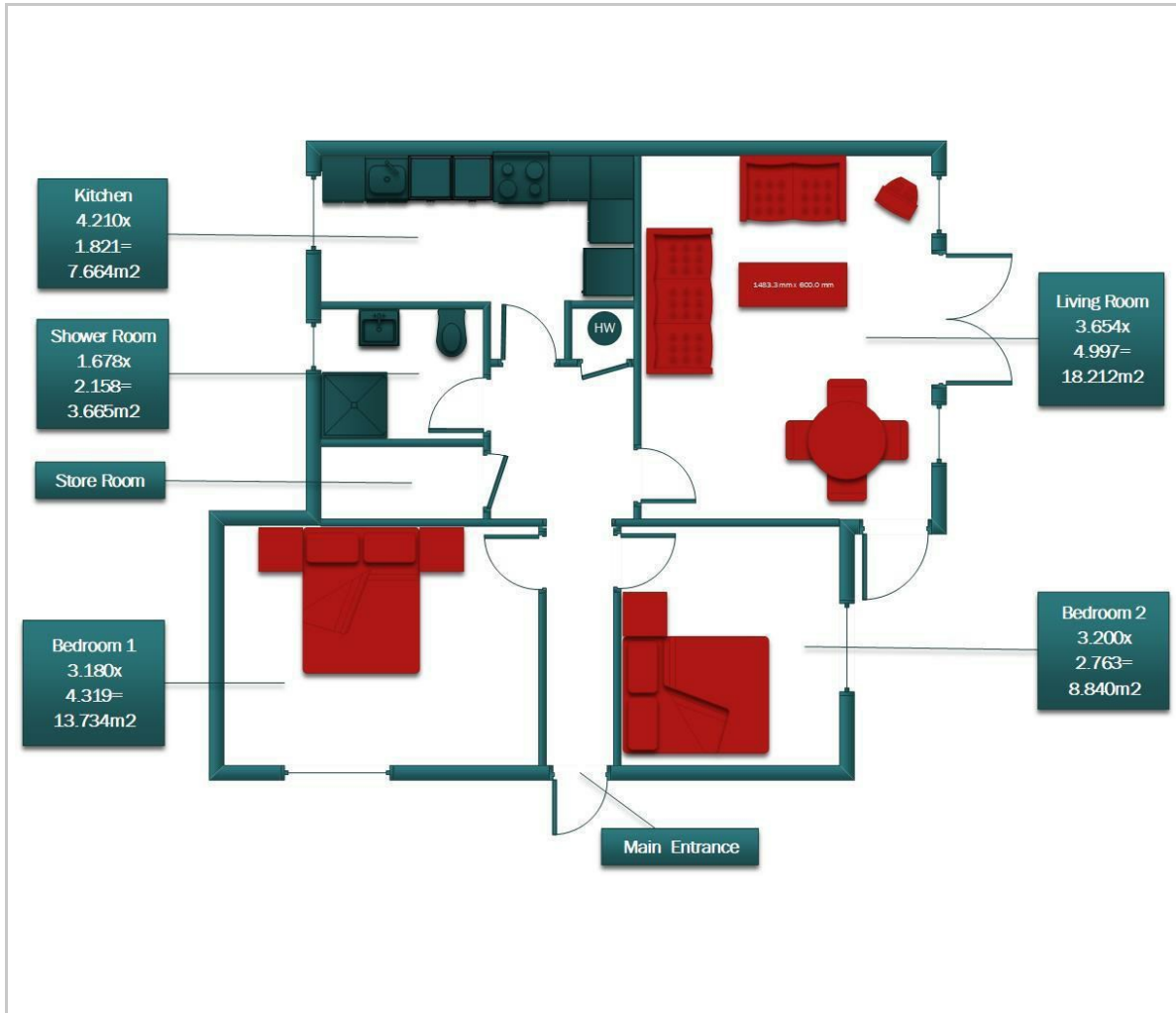
**Store Room**

**Shower Room**  
5'6" x 7'0" (1.678 x 2.158)

**Kitchen**  
13'9" x 5'11" (4.210 x 1.821)



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

