

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

Auction Guide £145,000



St Lawrence Court

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'This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties' personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.'

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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 on the south side of the City, a Sainsbury Local is only 200 yards away and 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)

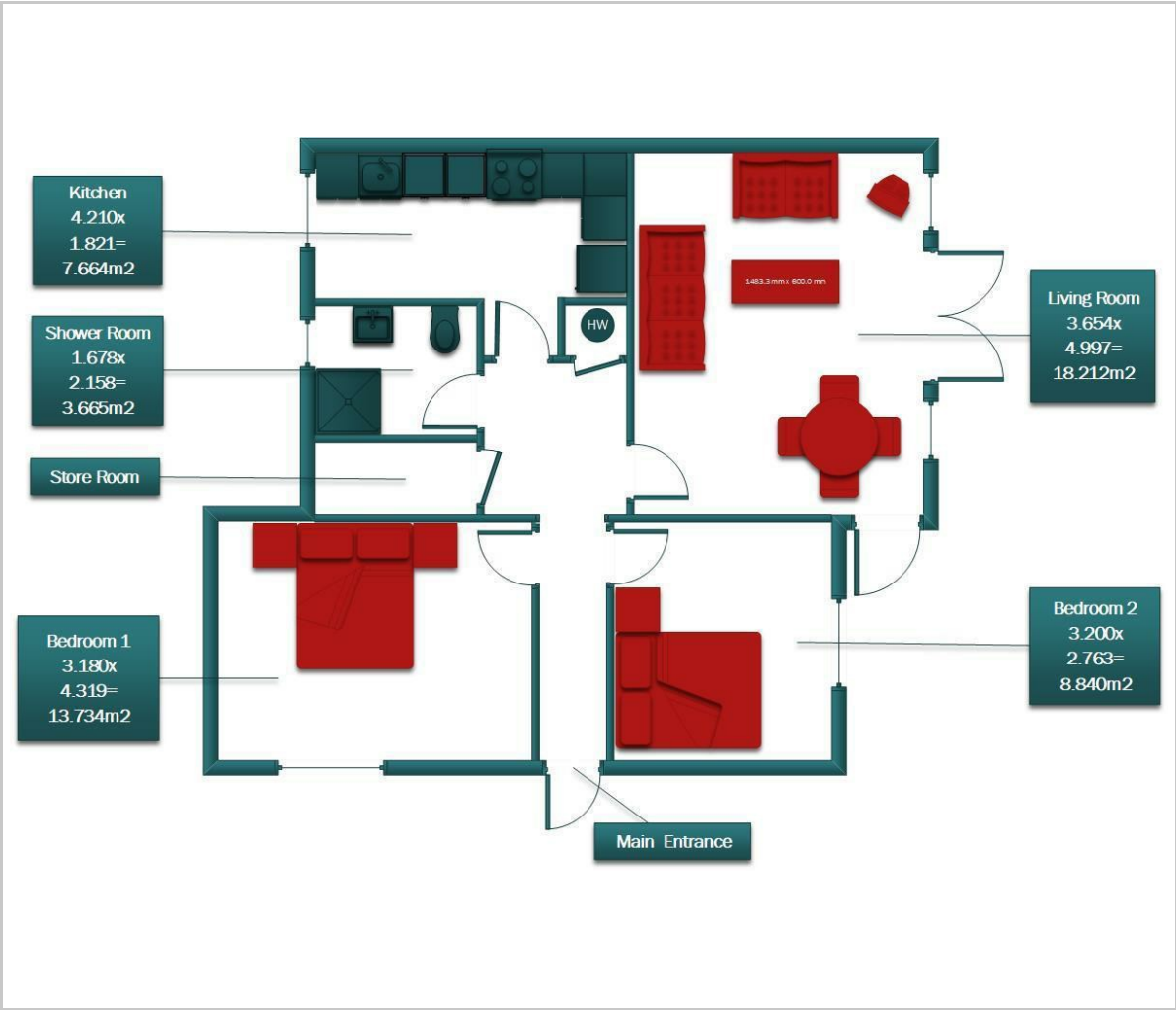




Living Room
11'11" x 16'4" (3.654 x 4.997)
Store Room
Shower Room
5'6" x 7'0" (1.678 x 2.158)
Kitchen
13'9" x 5'11" (4.210 x 1.821)



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

