



16 The Close  
Union Road, Bridge, Canterbury, CT4 5NJ  
£240,000

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# 16 The Close

Union Road, Bridge, Canterbury

A charming Grade II Listed period cottage with two bedrooms, parking and enclosed garden, being well positioned within the desirable village of Bridge.

## Situation

This desirable property sits close to the heart of the village and is convenient for all the local shops and amenities; these include a mini market, health centre, pharmacy, dentist, hairdressers, tea room, Primary school and a selection of public houses and restaurants, including the Michelin Star Bridge Arms and the highly rated Pig Hotel and Restaurant. There are regular bus services to the historic cathedral city of Canterbury, which is just a few miles away and offers a wider range of shopping and recreational facilities, including the renowned Marlow Theatre. A high-speed main line train service from Canterbury to London with the travel time to St Pancras being some 60 minutes. There are excellent road links to the A2/M2, the port of Dover and Folkestone Euro Tunnel terminal.

## The Property

An attractive period cottage in a delightful private quadrant, overlooking an exceptionally well maintained and landscaped communal grounds. The quadrant itself is thought to date back to around 1836, and was originally the workhouse, it is now, quite rightly, Grade II Listed. The accommodation includes one large principal reception room with a small but compact kitchen. Just off the sitting room there is a useful inner hall, allowing plenty of storage for coats and shoes etc. and leading to a separate cloakroom/WC.

On the first floor will be found the bathroom and two bedrooms, one is double aspect with fitted wardrobes, although these could easily be removed if desired, and the other bedroom has a door that opens onto the balcony with a wrought iron staircase leading to the gardens at the front.

## Outside

The rear garden is fully enclosed and mainly laid to lawn with a range of mature shrubs. There is a useful garden shed and a small paved patio to sit and offers lovely views over farmland. A wrought iron gate gives pedestrian access to the rear. The front garden is paved and considered low maintenance.

The Close itself has extensive private grounds which are beautifully maintained for communal use.

## Services

All mains services are understood to be connected.

## Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

## Tenure

1 / 25 Share of Freehold

The property has a share of the Freehold with the existing lease having 966 years remaining.

There is a maintenance charge of £96 pcm, which includes the £10 ground rent, this covers communal garden maintenance, lighting maintenance to the public areas and building insurance.

**Current Council Tax Band: C**

**EPC Rating: D**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

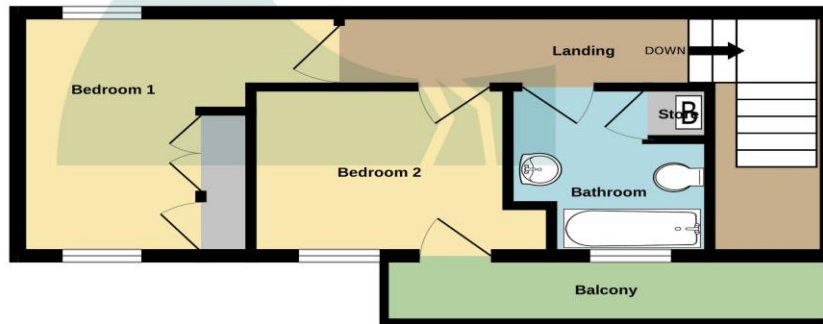


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Ground Floor  
331 sq.ft. (30.8 sq.m.) approx.



1st Floor  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Kitchen

7' 9" x 6' 10" (2.36m x 2.08m)

### Sitting / Dining Room

20' 2" x 9' 10" (6.14m x 2.99m)

### Inner Hall

4' 5" x 2' 11" (1.35m x 0.89m)

### Cloakroom/WC

4' 5" x 3' 5" (1.35m x 1.04m)

### First Floor Landing

### Bedroom One

10' 8" x 8' 3" (3.25m x 2.51m)

### Bedroom Two

9' 0" x 7' 0" (2.74m x 2.13m)

### Balcony

### Bathroom

7' 1" x 7' 1" (2.16m x 2.16m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

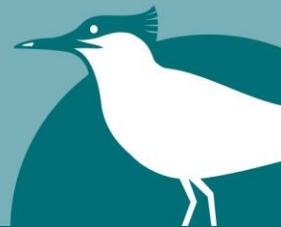
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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