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10 Tannery Way North, Canterbury, Kent, CT1 2FH

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**10 Tannery Way North, Canterbury,  
Kent, CT1 2FH**

**Guide Price £250,000 Leasehold**

A very well presented second floor apartment with parking set in the popular Tannery development in the heart of the city centre.

- Two Bedroom Second Floor Apartment
- Allocated Parking
- Cathedral Views
- Well Presented Throughout
- En Suite To Main Bedroom
- Modern Kitchen
- Lift
- City Centre Location
- Close To Canterbury East & West Stations
- Property is currently let until the end of September 2024 at £1,250 per month.

The well kept communal hallway has a lift and stairs to the second floor with the front door leading to the entrance hall with large airing cupboard and cloakroom. The sitting room is bright and spacious being double aspect and offers a Cathedral view. The kitchen has a good range of wall and base units with an electric oven, hob and extractor hood with spaces for a fridge/freezer and washing machine.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



From the entrance hall stairs rise to the upper floor where you will find the family bathroom and bedrooms one and two. Bedroom one benefits from fitted wardrobes and an ensuite shower room.

The Tannery development is situated within the city walls with the bustling High Street just a short walk away offering an excellent range of shopping, coffee shops, bars, restaurants, the Marlowe Theatre, and many other cultural interests. Canterbury offers a superb selection of schools, colleges and universities. Train links are excellent with two mainline railway stations providing services into London, with Canterbury West and its high-speed service to St Pancras in just 56 minutes.

**Lease:** 125 Years from 1<sup>st</sup> September 2005 (107 years remaining)

**Service Charge:** approximately £2,600 per annum\*

**Ground Rent:** approximately £295 per annum\*

*\*these details have been provided verbally by the vendor and we have not seen written verification. We suggest the purchaser and their solicitor check this information before exchange of contracts.*

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains electricity, water & drainage.

**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 15.11.2023.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	68	78
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Example of the parking area – not shown in actual location



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
Tel: 01843 848230

