



FINN'S

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7 Mulberry Court, Stour Street, Canterbury, Kent, CT1 2NT

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Guide Price £210,000 Leasehold

Mulberry Court is a very popular and attractive development of retirement apartments located in a particularly convenient 'tucked away' position in Stour Street. This well presented ground floor apartment is on the corner of the building and has a lovely aspect overlooking the river Stour and is within a couple of minutes walk of the High Street.

- Spacious Two Bedroom Ground Floor Retirement Apartment
- Double Aspect Sitting Room With a Very Nice Sunny Aspect
- Patio Doors From The Sitting Room To A Riverside Seating Area
- Main Bathroom & En-Site Shower Room To Bedroom 1
- Electric Heating & Double Glazing
- Communal Residents Lounge
- On Site Warden During Office Hours
- Emergency Helpline System & Intercom Entry System
- On Site Residents Parking
- Guest Suite
- No Chain
- City Centre Location

The entrance hall is of an 'L' shape and has a very useful and large walk in storage cupboard. The double aspect sitting room is bright and spacious and has patio doors leading to a seating area overlooking the river Stour.

The kitchen has a good range of wall and base cupboards providing a good amount of storage and with the added benefit of an integrated fridge/freezer.

The bathroom comprises a bath with shower over, wash hand basin and w.c.

There are two bedrooms, both with built in wardrobes providing plenty of storage and bedroom one benefits from an en-suite shower room.



Mulberry Court is a well managed development of 1 & 2 bedroom retirement apartments for the over 60's and benefits from a residents lounge which is host to a good deal of regular social events. There is a guest suite which is bookable through the house manager and there is a communal laundry room. The gardens, grounds and pathways are beautifully maintained with excellent attention to detail and level access throughout. There is also **residents parking** on site and the house manager is on site and is available for residents during office hours. A buzzer entry phone system in to the development give added piece of mind for security.

Mulberry Court is situated in Stour Street, a quiet residential street just a couple of minutes level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsburys Local and Tesco Metro are all within easy reach as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral, and a huge range of restaurants and café's. The Westgate Gardens and Dane John Gardens are also close by and are beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East & West railway stations are also nearby with direct services from both to much of the Kent coast.

Lease: Approximately 63 years remaining.

Service Charge: Approximately £5,460 per year.

Ground Rent: Approximately £150 per year.

We have been given the above information verbally and suggest the purchaser and their solicitor checks before exchange of contracts.

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

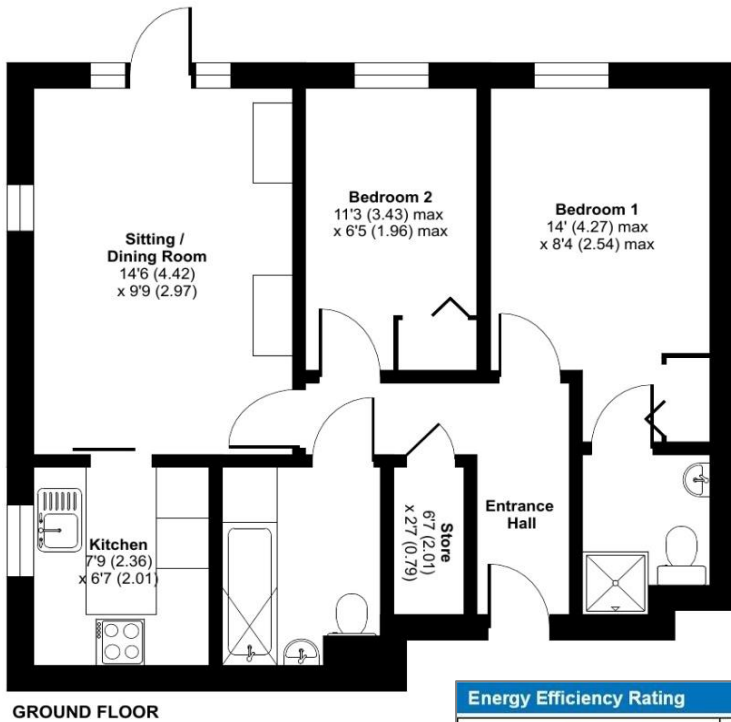
Services: Mains, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 26/10/23



Approximate Area = 558 sq ft / 51.8 sq m
For identification only - Not to scale



(Communal Lounge)

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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1051406

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.

FINN'S CANTERBURY
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Canterbury
Kent CT1 2QD
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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
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