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1 Tannery Mews, Stour Street, Canterbury, Kent, CT1 2ND

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**1 Tannery Mews, Stour Street,
Canterbury, Kent, CT1 2ND**

Guide Price £280,000 Leasehold

A well presented two bedroom ground floor apartment with its own entrance, secure gated parking and a private courtyard garden situated in a tucked away position in the heart of the city centre.

- Two Bedroom Ground Floor Apartment
- Bathroom and Ensuite Shower Room
- No Chain
- Gated, Off Road Parking
- Courtyard Garden
- No Chain
- Set In The Heart Of The City Centre

This charming apartment features its own private front door, opening into the entrance hall. The property offers two generously sized bedrooms and a sitting room that flows into the kitchen, which is well-equipped with a good range of wall and base units, along with space for appliances.

Additional highlights include a private courtyard garden - perfect for outdoor relaxation - and secure, gated off-road parking.



Tannery Mews is situated in a tucked away position in heart of the city, 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.

Service Charge: £864.47 per annum.

Ground Rent: £384.49 per annum.

Lease: 125 years from November 2005.

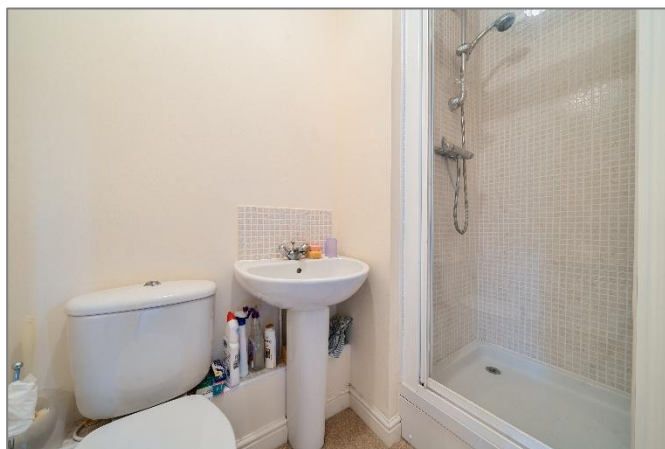
We have been given the above details by the vendor and have not seen written verification so we suggest the purchaser and their solicitor checks these details before exchange of contracts.

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

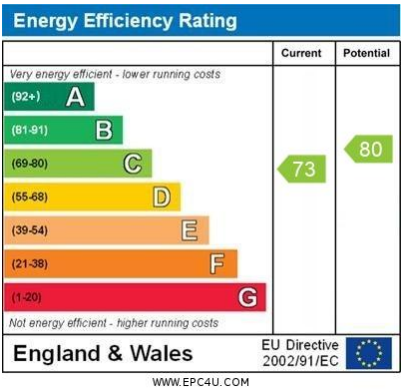
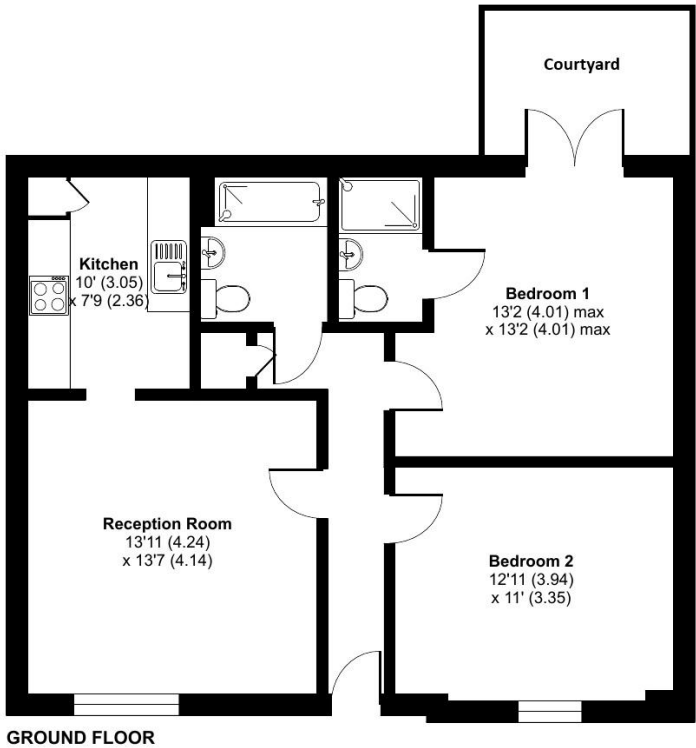
Services: Mains electricity, water & drainage.

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

Date: These particulars were prepared on 8/4/25



Approximate Area = 745 sq ft / 69.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Finns. REF: 1276546

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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