



1 St James House, Castle Street, Canterbury, Kent, CT1 2QD

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**1 St James House, Castle Street,
Canterbury, Kent, CT1 2QD**

£270,000 Leasehold

St. James House is a development of 12 apartments arranged across the first and second floors of a building converted in 2017. Set within Canterbury's Castle Quarter and inside the historic city walls, the property forms part of an attractive three-storey block accessed via a secure private entrance from Castle Street.

- Modern Two Bedroom First Floor Apartment
- Lift
- Two Bathrooms
- Main Bedroom With En-Suite
- City Centre Location
- No Chain

This first-floor apartment offers bright, generous accommodation, including two bedrooms and two bathrooms, right in the centre of Canterbury. Both Canterbury East and Canterbury West stations are within easy walking distance, providing quick connections to London.

Inside, the layout features an entrance hall leading to a modern kitchen fitted with white gloss units, integrated appliances, and enough space for a dining table. A separate sitting room provides additional living space.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The two bedrooms include a main bedroom with its own en suite shower room, while the family bathroom contains a contemporary white suite with a bath and shower over, WC, and washbasin.

Additional benefits include full double glazing, gas-fired heating via a combination boiler, a video entry system, and lift access. The property is being offered for sale with no onward chain.

Lease: 125 years from December 2017. 117 Years remaining

Ground Rent: £250 per year

Service Charge: £2,531.01 per year

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

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

Services: Mains gas, 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 27/11/24

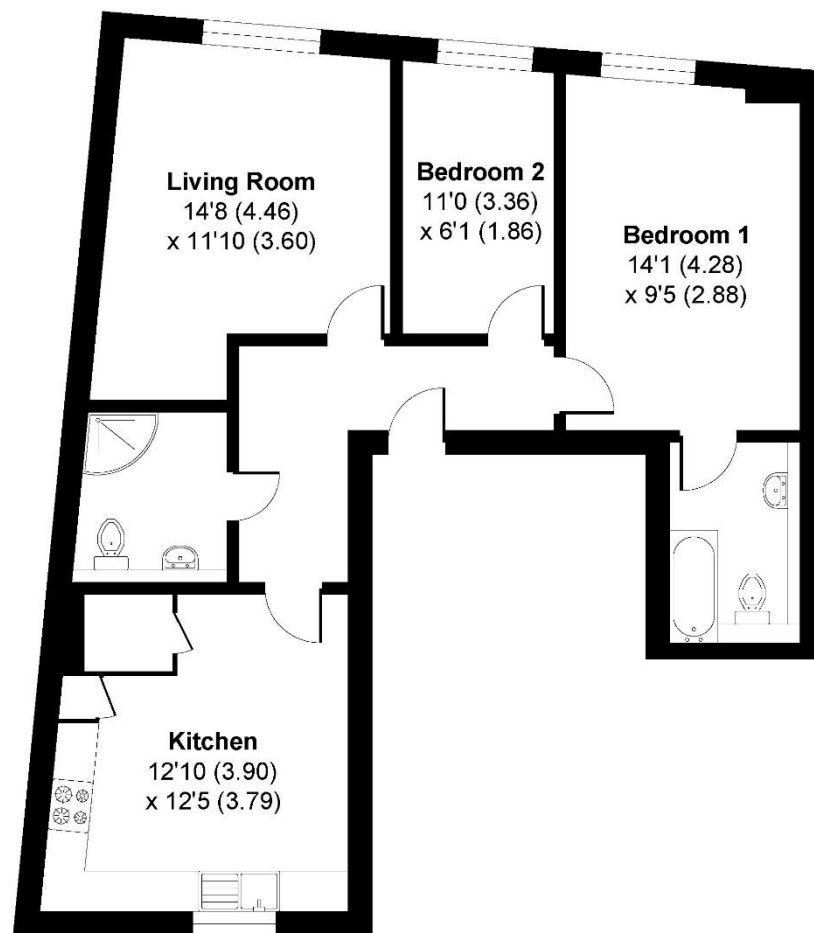




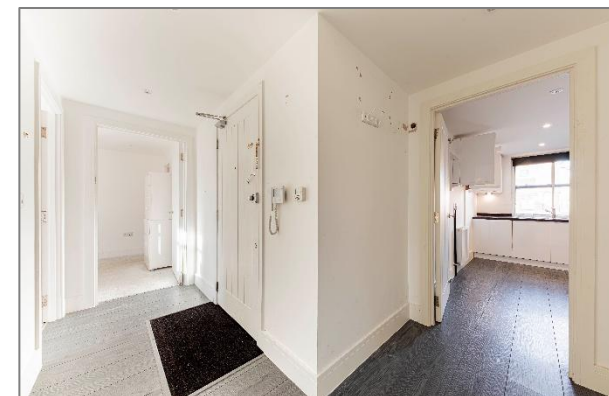
St James House, Canterbury

Approximate Gross Internal Area = 63.34 sq m / 681.78 sq ft

For identification only - Not to scale



FIRST FLOOR



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

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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