



10 The Spires, Canterbury CT2 8SD



- Superb Modern First Floor Apartment
- Stylish & Well Presented Interior
- Two Double Bedrooms
- Two Well Appointed Bathrooms
- Impressive Open Plan Living Space
- Modern Fitted Kitchen
- One Allocated Parking Space
- Ideally Situated For Canterbury West Station

SITUATION:

The property is situated in the highly desirable area of South Canterbury. This convenient setting provides excellent access to the city centre, many of Canterbury's very well regarded schools and Canterbury West station.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well regarded private schools and three universities.

Canterbury offers a regular rail service to

London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.





DESCRIPTION:

A beautifully presented and extremely spacious apartment, with a modern and tastefully presented interior, including two double bedrooms, two bathrooms and a private parking space,

The property is ideally situated within a moments' walk of Canterbury West Station with its high speed link to London St Pancras.

The property is accessed via a smart, communal entrance hall, with a staircase which rises to the first floor.

From here, the front door opens into a spacious entrance hall with an intercom entry system, a huge built-in coats cupboard, an airing cupboard and attractive wood effect flooring.

A set of double doors open from the entrance hall into a wonderfully light and airy open plan living/dining room, with three, tall double glazed sash style windows and wood effect flooring.

The kitchen is adjacent to the living/dining room and has been fitted with an excellent range of modern wall and floor units, set around granite effect work surfaces, an integrated oven and hob, a slimline dishwasher and ceramic wall and floor tiles.

The bathroom is equally well-appointed,

with a stylish and contemporary white suite, including a low level WC, a pedestal mounted sink and a huge double shower enclosure.

The bathroom is also finished with attractive ceramic wall and floor tiles.

The master bedroom is to the rear of the apartment and is a lovely double bedroom with a tall, sash window with a green and leafy outlook.

The master bedroom has a fitted double

wardrobe and an en-suite bathroom, with a modern white suite including a panelled bath with a shower over it.

The second bedroom is also to the rear of the apartment and is also a double bedroom with a pleasant outlook to the rear.

OUTSIDE:

There is one allocated parking space which comes with the property within a secure, private car parking area.



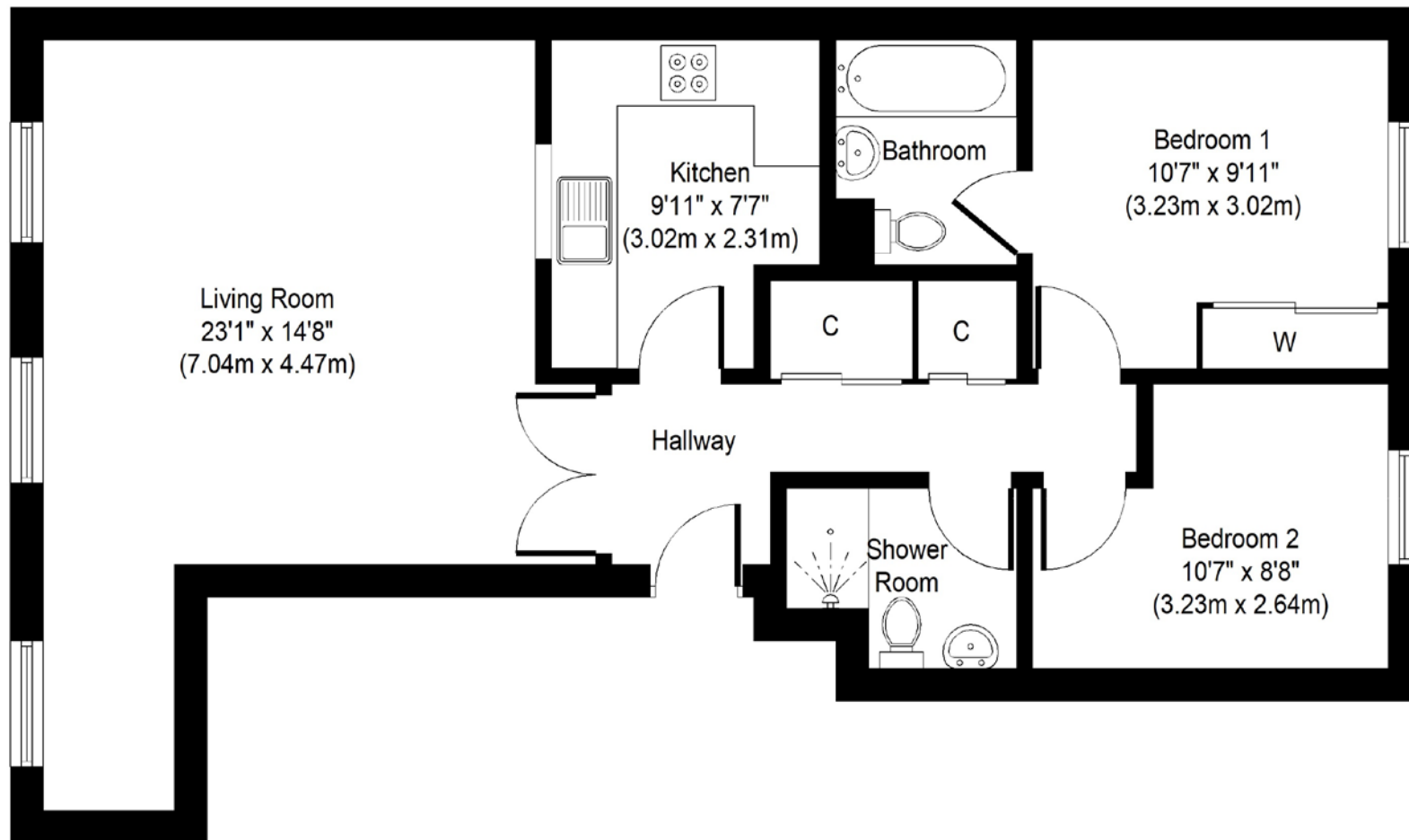
TENURE: LEASEHOLD

TOTAL FLOOR AREA: Approx. 686 sq. ft (63.7 sq. m)

EPC RATING: C

COUNCIL TAX BAND: D

GENERAL INFORMATION: The property is served by mains drainage and electric storage heaters. The term of the lease is 125 years and this was created in 1999. There is a maintenance charge of £100 pcm for the upkeep of the communal areas.



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