

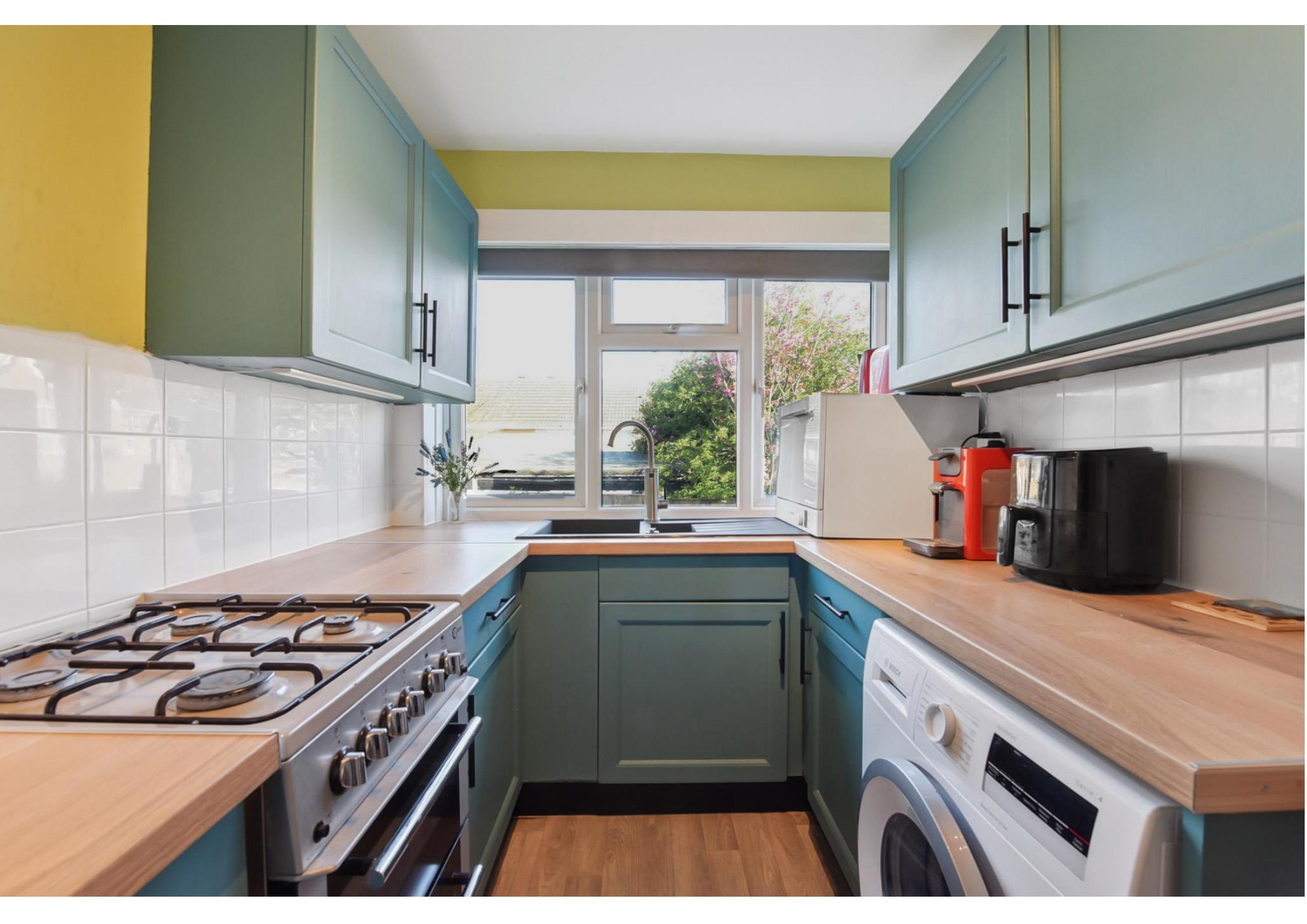
Charles Bainbridge



34 Tennyson Avenue,  
Canterbury, Kent, CT1 1EN

£140,000





A well-presented, modern ground floor flat in a popular residential setting situated just outside Canterbury City centre. This property offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance pied-à-terre and features comfortable and well-arranged accommodation throughout.

The accommodation comprises an entrance hall with ample storage, providing access to a large sitting room overlooking the communal courtyard and having a heat pump and air conditioner. The attractive kitchen is fitted with a range of wall, drawer and floor units and includes a built-in oven and gas hob as well as space for a washing machine and fridge freezer. The bedroom is a generously sized with built-in wardrobes, and the bathroom includes a bath with shower over, wash hand basin and w.c.

The property benefits from electric heating, double glazed windows and doors and is being offered with no onward chain.

Externally there are well maintained communal gardens and a communal bin store.

Situated in a residential area just outside Canterbury City centre, the property enjoys easy access to local amenities including Asda, Sainsbury's, nearby retail parks and Parkside Community primary school. Canterbury offers a comprehensive range of shopping, leisure and educational facilities. High-Speed rail services are available from Canterbury West station to London St. Pancras with an approximate journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

Tenure: Leasehold

Lease term: 125 years from 13 March 1989

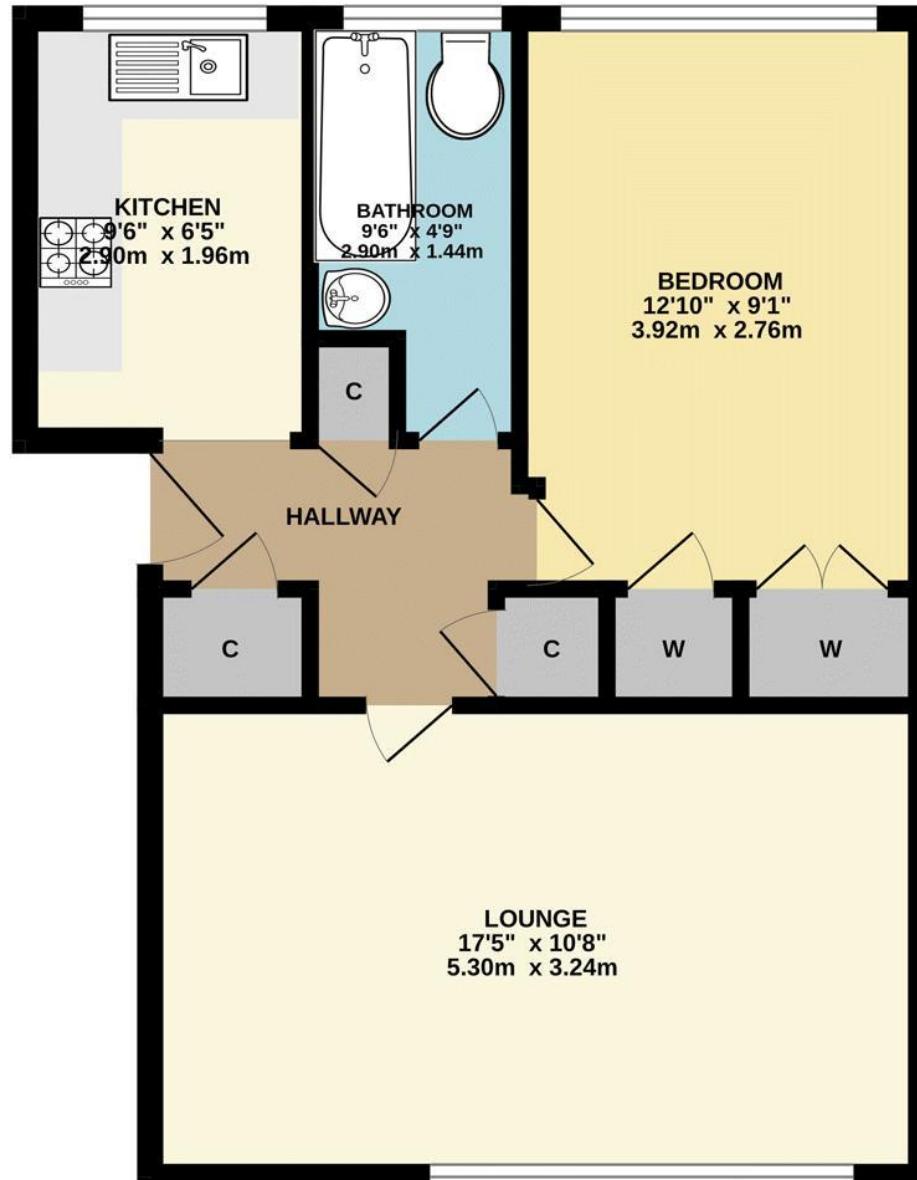
Service charge: Approx. £1,032.84 per annum.

Ground rent: Approx. £10 per annum

Council Tax Band: A

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





# Charles Bainbridge



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These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No legal representatives before entering a contract to purchase.  
Applicants or service have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and  
disclaimer to view, then please contact us and we would be pleased to assist.  
Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant

