



26 Palace Street,
Canterbury, Kent, CT1 2DZ

£425,000





A most attractive Grade II listed period building set in the colourful King's Mile area of the City in amongst a vibrant range of independent retailers, cafes and bistros and only a short walk the Cathedral precincts. The property has accommodation set over four floors and is configured to provide retail premises on the ground floor and basement, and a residential split-level flat on the upper two floors.

The retail premises is pleasantly presented providing a shop with window frontage to Palace Street and on the lower ground floor are two basement rooms providing stock storage. From the rear access is gained to the courtyard garden which measures approx 20' 7" x 11' 11" (6.27m x 3.63m) enclosed by solid brick walls and w/c.

The residential split-level flat on the upper levels is attractively presented and includes a large sitting/dining room to the front with views of the Cathedral spire. To the rear is an attractively fitted kitchen/dining to the rear, storage cupboard and patio doors to a small decked area enjoying views over the roof tops of the City. On the second floor are two comfortable bedrooms, both with inbuilt storage cupboards and the bathroom. The apartment benefits from gas fired heating and a good-sized loft.

The property is centrally located with all the main facilities and attractions are within walking distance including Canterbury Cathedral, the Marlowe Theatre and Whitefriars shopping complex. The City also has a comprehensive range of Schools and Colleges plus two Universities. The High-Speed rail link provides services to London St. Pancras from Canterbury west station with a journey time of approx. 55 mins.

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

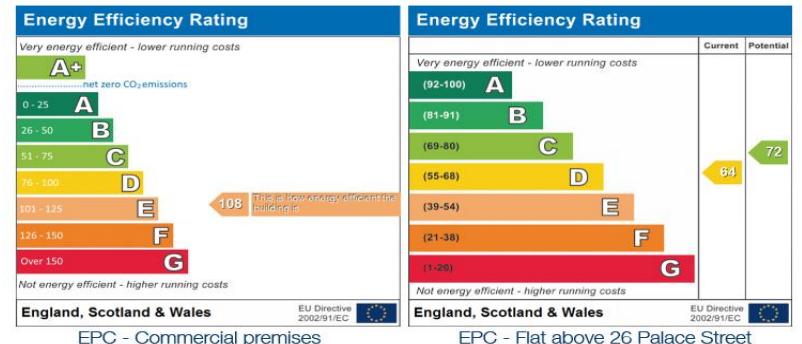
Tenure: Freehold

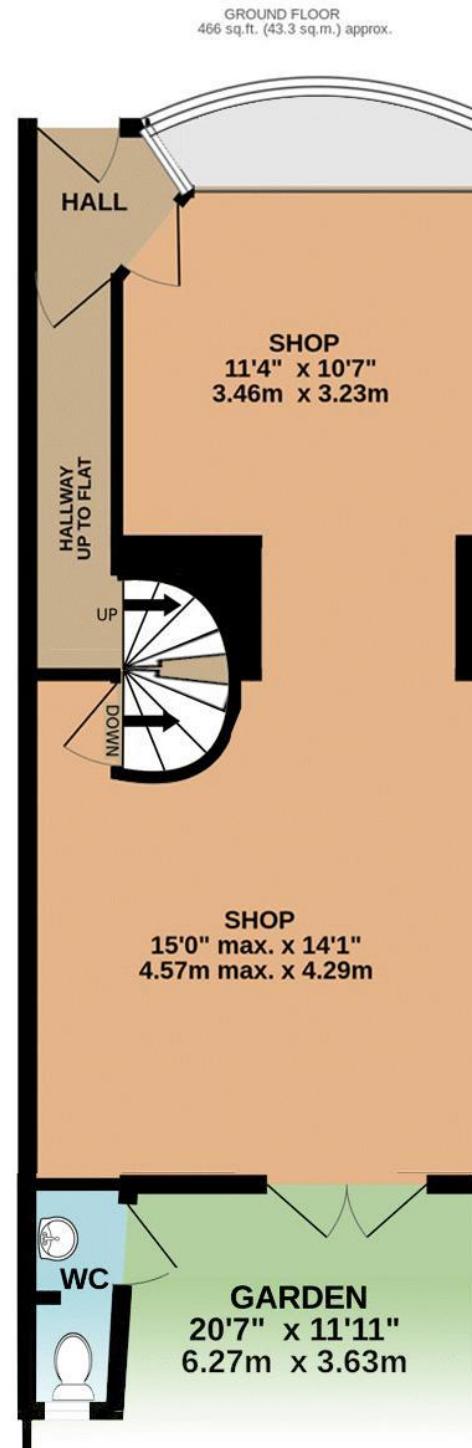
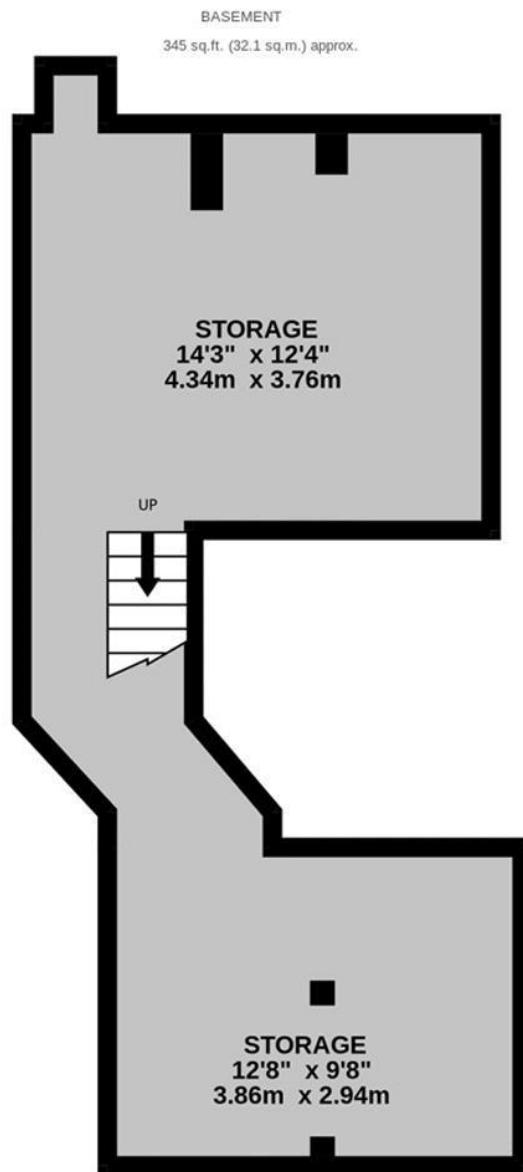
Current rateable value: Approx. £8,100

Council tax band: Flat - B

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

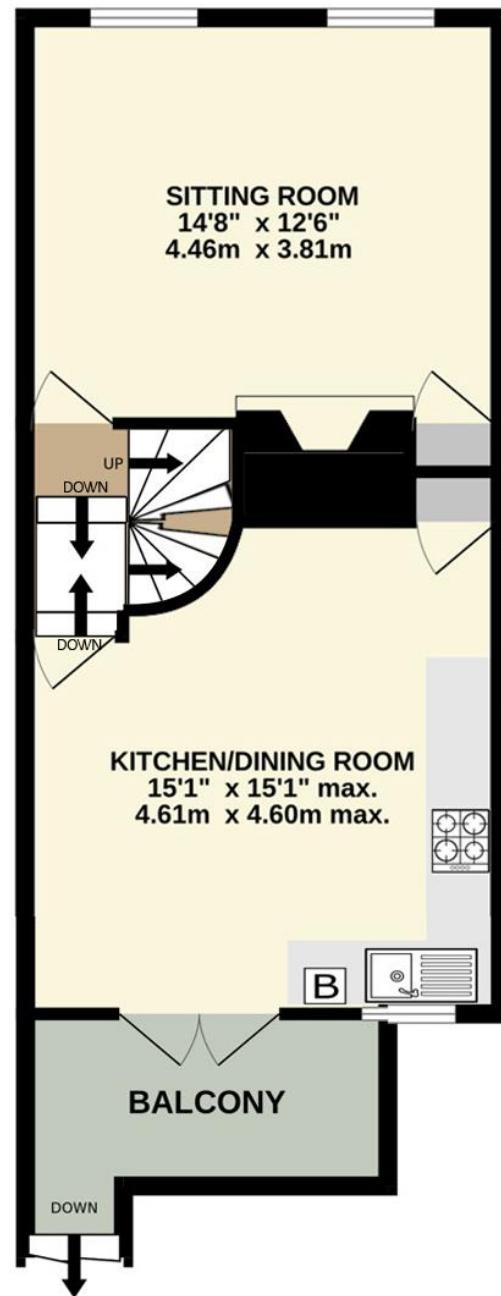




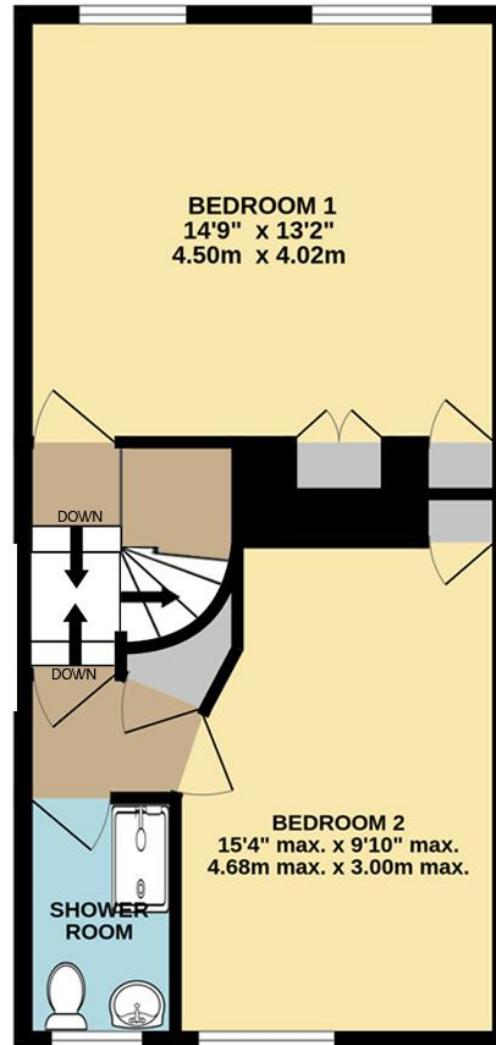
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



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Charles Bainbridge

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS
01227 780227
sales@charlesbainbridge.com

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 appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

distancce 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

