

Godfrey Gardens, Chartham, Canterbury, Kent, CT4 7TT

Guide Price £215,000



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FANTASTIC VIEWS FROM THIS STUNNING 2 BEDROOM APARTMENT

Fantastic opportunity to purchase this superb, two bedroom third floor apartment which offers stunning views from every window. Filled with natural light and offering great space, this property should be at the very top of your viewing list. Boasting a large lounge/dining room and open plan to the fitted kitchen this is a superb space, flooded with light and with excellent views. Both bedrooms are doubles, the main bedroom benefiting from an en suite shower room. The property is offered with off road parking in a covered car port and a fabulous roof terrace for the exclusive use of the residents of the Water Tower with even more spectacular views. If you are looking for light, space and a great place to enjoy fresh air then then please contact our office to arrange a viewing.

1/10th share for the freehold
The lease is Dated 1st January 2007 and was granted for 999 years from this date – remainder of term is 981 years.
Ground Rent there is currently no charge.
Service Charges are £2,381.80 per annum payable in 2 instalments.

All viewings are strictly by appointment only.

Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Communal Entrance

With stairs leading to the third floor.

Personal Front Door To;

Entrance Hall

Radiator, phone entry system, cupboard containing consumer units plus two further cloaks cupboards, doors to;





Lounge / Dining Room

13'7" x 13'1" (4.15 x 3.99)

Side and rear aspect double glazed windows which offer stunning views over thorn countryside and the downs beyond. Two radiators, TV, Satellite and telephone point, open plan to the kitchen.

Kitchen

12'11" x 5'8" (3.95 x 1.73)

Rear aspect double glazed window, the kitchen is fitted with a range of eye level and base units under roll top work surfaces, 1½ bowl sink unit with drainer and mixer tap, gas hob with fan assisted gas oven and extractor fan over, integrated dishwasher and plumbing for a washing machine, space for a tall fridge freezer, under pelmet lighting.

Bedroom One

10'1" x 9'1" plus recess (3.08 x 2.77 plus recess)

Side aspect double glazed window, built in double wardrobe, radiator, telephone point, door to;

En Suite

5'8" x 5'1" (1.73 x 1.57)

Side aspect double glazed window, suite comprising shower cubicle, pedestal wash hand basin and low level W.C. wall mounted white towel rail / radiator, extractor fan, shave point.

Bedroom Two

10'1" x 6'11" (3.09 x 2.11)

Rear aspect double glazed window, radiator.

Bathroom

6'5" x 5'6" (1.97 x 1.68)

Suite comprising panel bath with shower (tap attachment), pedestal wash hand basin, low level W.C. wall mounted white towel rail / radiator, extractor fan, shave point.

Roof Terrace

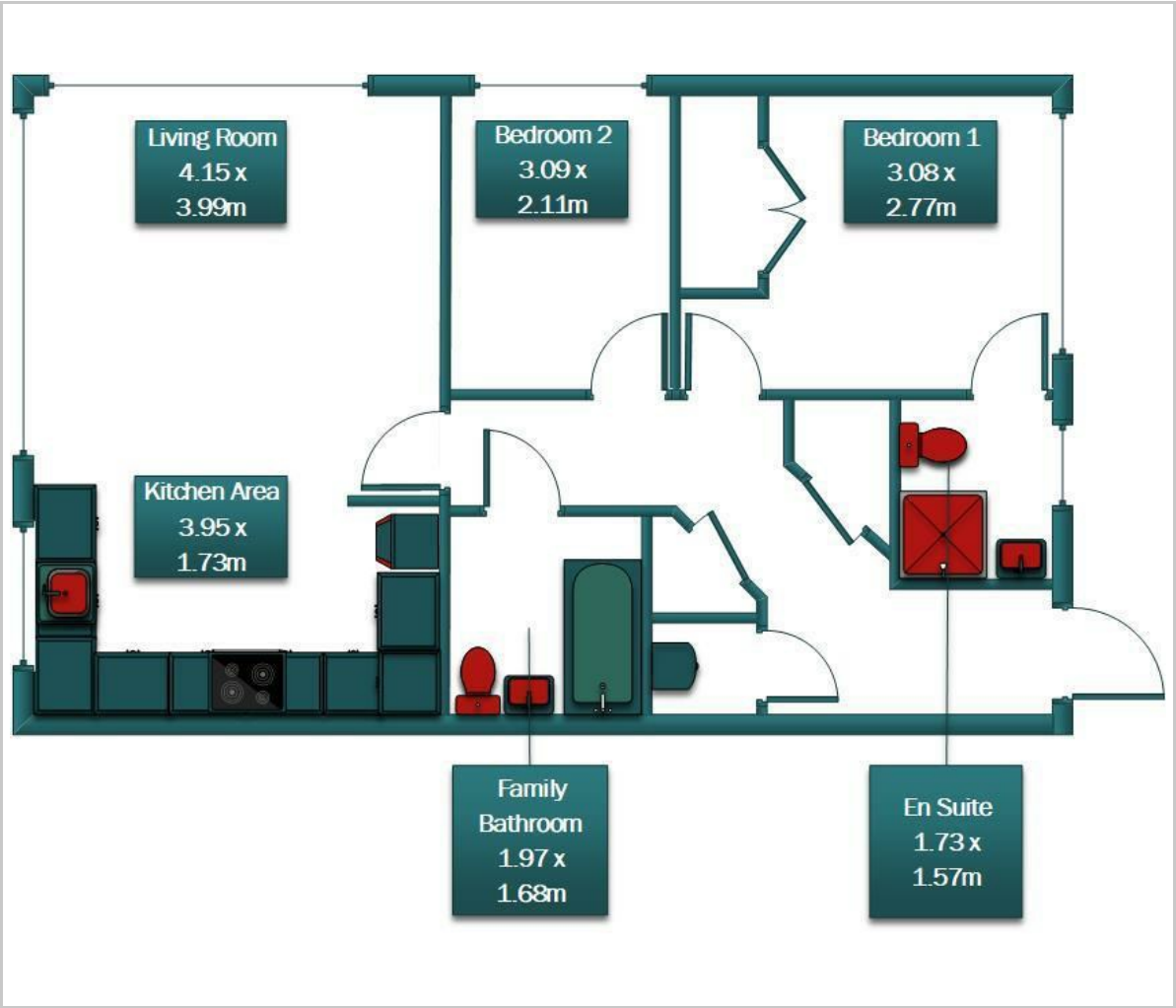
Up one flight of stairs brings you to the roof terrace which is for the exclusive use of the residents of the water tower. This is a fantastic space to sit with far reaching, virtually panoramic views over Chaertham and beyond.

Parking

Allocated covered parking for one car.



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

