



Charles Bainbridge



166 George Roche Road,
Canterbury, Kent, CT1 3LP

£220,000





Nestled within an attractive, well-maintained modern development, this beautifully presented ground floor apartment offers a superb combination of contemporary living, generous space and a highly convenient location. Positioned within easy reach of Canterbury city centre, as well as local amenities and transport links including the A2, the property is ideally suited to both residential buyers and investors alike.

As you step inside, the welcoming hallway leads through to a spacious open-plan kitchen and sitting room, flooded with natural light from the large arched window. The well-appointed kitchen features modern cabinetry, ample worktop space and integrated appliances, creating an ideal environment for both everyday living and entertaining. The adjoining sitting area provides a comfortable and versatile space, enhanced by attractive flooring and a clean, neutral décor throughout.

The apartment offers two generously sized double bedrooms, each with large built-in wardrobes providing excellent storage. The master bedroom benefits from a private ensuite shower room, finished in a contemporary style. A second well-fitted bathroom with a shower-over-bath arrangement serves the rest of the home, perfect for guests or family needs.

Externally, the development is exceptionally well cared for, with landscaped communal gardens and neatly maintained grounds. The property also comes with the added convenience of an allocated parking space, alongside ample visitor parking nearby.

Currently let at £1,275 per month, this apartment provides an excellent turn-key investment opportunity, with strong rental demand in the area. Equally, it represents an inviting home for owner occupiers seeking stylish, low-maintenance living within a desirable residential setting.

With its combination of modern living accommodation, excellent presentation and prime location, this is a property that stands out for its versatility, making it perfect whether you're looking for a reliable investment or a stylish home close to Canterbury's historic centre.

The flat enjoys a pleasant setting to the south side of Canterbury City centre conveniently located for the Kent and Canterbury Hospital and the City centre itself. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

Services: Mains water, sewage and electricity are understood to be connected to the property. No gas

Tenure: Leasehold

Lease term: 125 Years from 1st June 2005

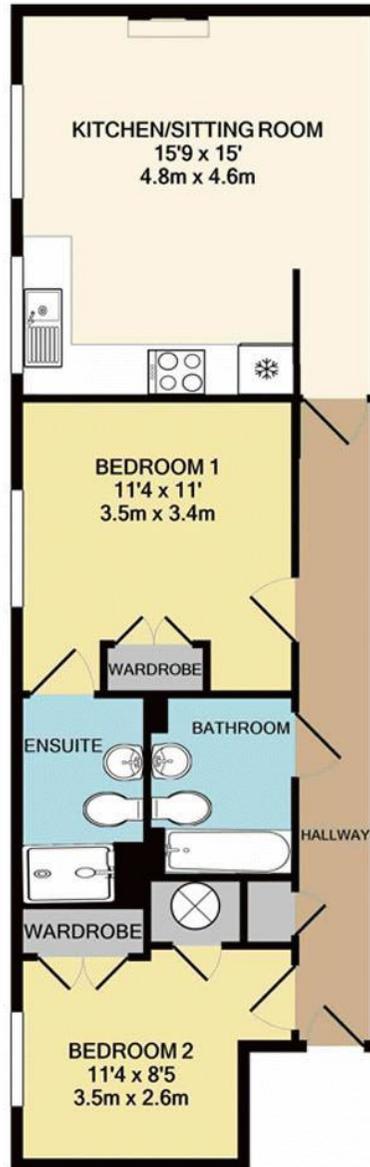
Service charge: Approx. £2,121.59 per annum

Ground rent: Approx. £150 per annum

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(55-68)	D	58	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	







Charles Bainbridge Estate Agents

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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 distance to view, then please contact us and we would be pleased to assist.

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.

