



Charles Bainbridge



1 – 4 Edwin Bing Mews, Monastery Street,
Canterbury, Kent, CT1 1NJ

Prices from
£350,000

A delightful Mews style development in a unique setting with private access from Monastery Street and with easy access to Canterbury City Centre.

History of Site

Edwin Bing Mews is named after Edwin Bing (1836 - 1914) who was a pharmaceutical chemist and soda water manufacturer based in Canterbury. His retail and chemist premises were at 41 St. Georges Street, Canterbury where the family lived while his aerated waterworks were located on the site of this development at Monastery Street, Canterbury. Alongside his pharmaceutical business Bing was an early producer of fizzy drinks which culminated in the production of 'BING', an orange coloured fizzy drink not dissimilar in colour to Tizer or Lucozade, predominately available throughout Kent and in parts of London and Essex. In 1968 Silverspring Mineral Water Company Limited in Folkestone bought Bing's Mineral Waters Limited and took over production. Bing continued to be available throughout the 20th century and production was ceased in the early part of the 21st century.

An interesting extract from the Medical Times of 17th May 1881 quotes "Messrs. Bing & Son, of Canterbury, have sent us samples of their soluble essences of ginger and lemon which are largely used by them in the preparation of effervescent drinks. The essence of ginger is a clear bright preparation, with the true ginger aroma, and has been certified by competent analysts to be prepared from ginger of good quality, and to be free from any adulteration with capsicum or other deleterious principles".

During the construction of the development, various artifacts were discovered including ranges of original glass and ceramic bottles, some of which have been set into the walls of the development as historic interest.

Development

The development comprises a unique Mews style environment of four individual, architect-designed homes creating an aesthetically pleasing setting sympathetic to its historic surroundings yet providing the best of contemporary living and specification. The houses are all beautifully finished and equipped to a high standard. The designs are based around open-plan living accommodation with lovely sitting/dining rooms and comprehensively fitted kitchens. From the living space glazed sliding doors open to the private, enclosed courtyard gardens. Each property also has a ground floor w.c. On the first floor are two bedrooms, some with attractive vaulted ceilings, and a comprehensively fitted shower room.

From Monastery Street the properties are approached through a covered driveway opening into The Mews with an allocated parking space for each house. Within the communal facilities are also a secure meter cupboard, bin store and cycle store.

Location

The properties are set close to the centre of Canterbury with Waitrose, the Cathedral precincts and The King's School all being within a short walk. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed rail link to London St. Pancras with a journey time of approximately 55 minutes.



E. Bing and Son, *Pharmaceutical* *Chemists, • •*

GROWERS OF LAVENDER,

Mineral Water Makers.

DARK ROOM FREE
TO CUSTOMERS.

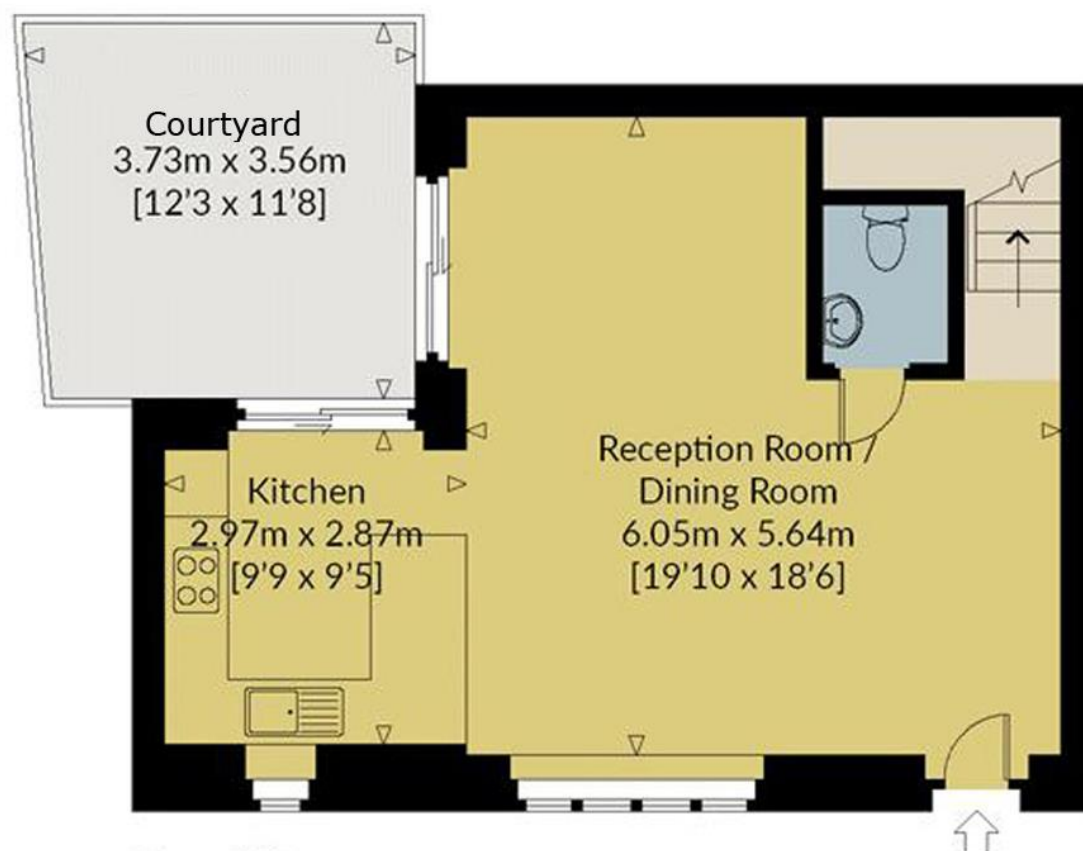
DEALERS IN
PHOTOGRAPHIC
MATERIALS.

41 St. George's Street,

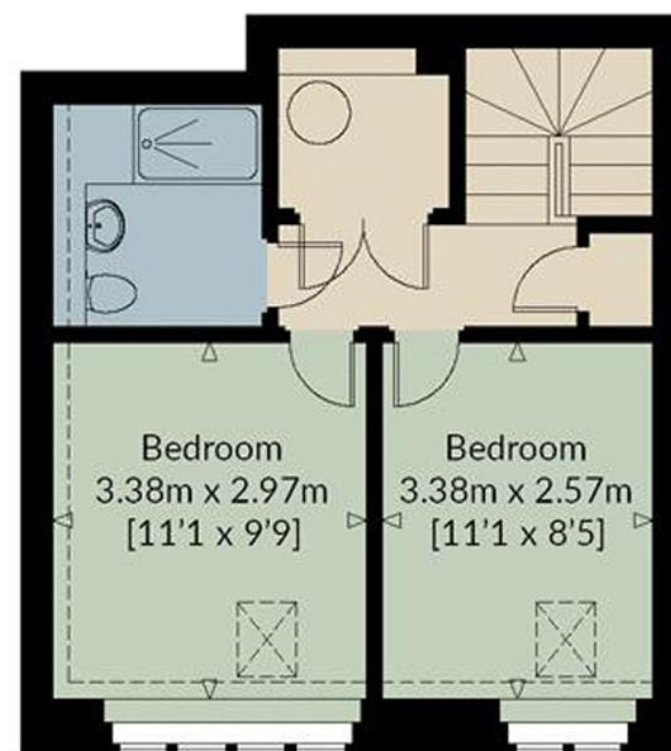
 **CANTERBURY.**

1 Edwin Bing Mews £350,000





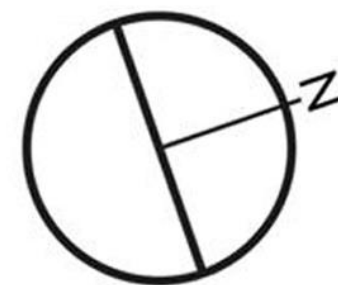
Ground Floor
Gross Internal
Floor Area 43.0 SQ M / 463 SQ FT



First Floor
Gross Internal
Floor Area 34.0 SQ M / 366 SQ FT

1 EDWIN BING MEWS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 77.0 SQ M / 829 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

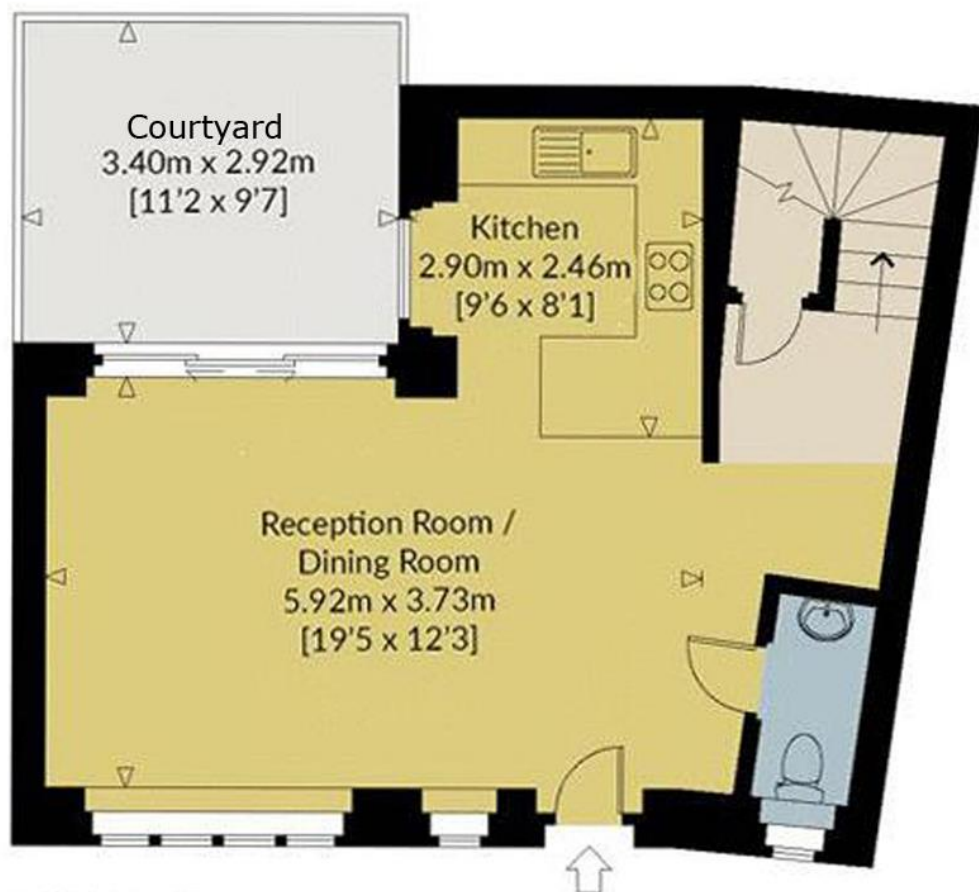




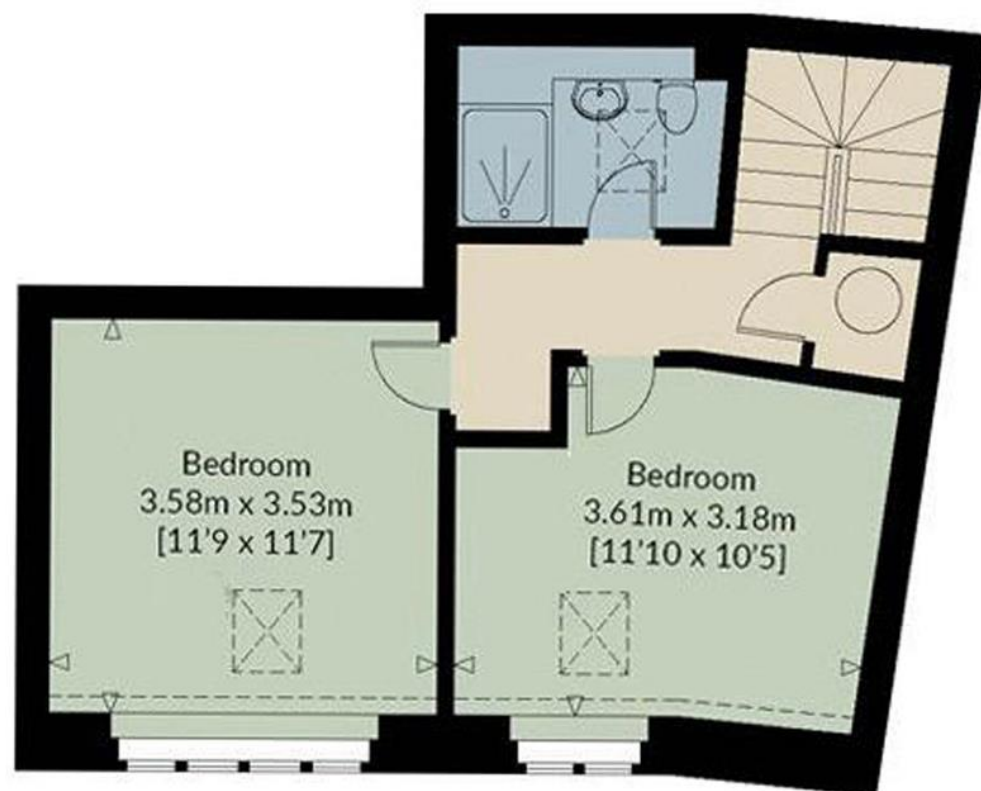


2 Edwin Bing Mews £365,000



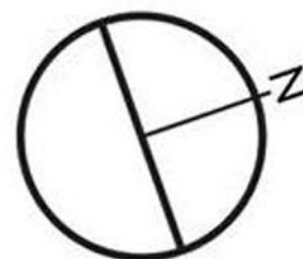


Ground Floor
Gross Internal
Floor Area 38.7 SQ M / 417 SQ FT



First Floor
Gross Internal
Floor Area 38.0 SQ M / 409 SQ FT

2 EDWIN BING MEWS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 76.7 SQ M / 826 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]
All measurements and fixtures including doors and windows
are approximate and should be independently verified.





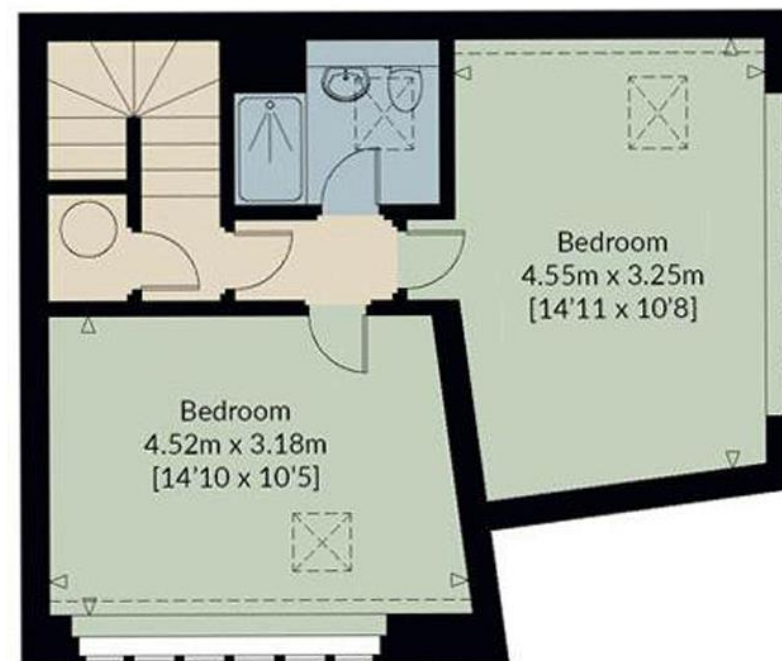


3 Edwin Bing Mews £380,000





Ground Floor
Gross Internal
Floor Area 42.1 SQ M / 453 SQ FT

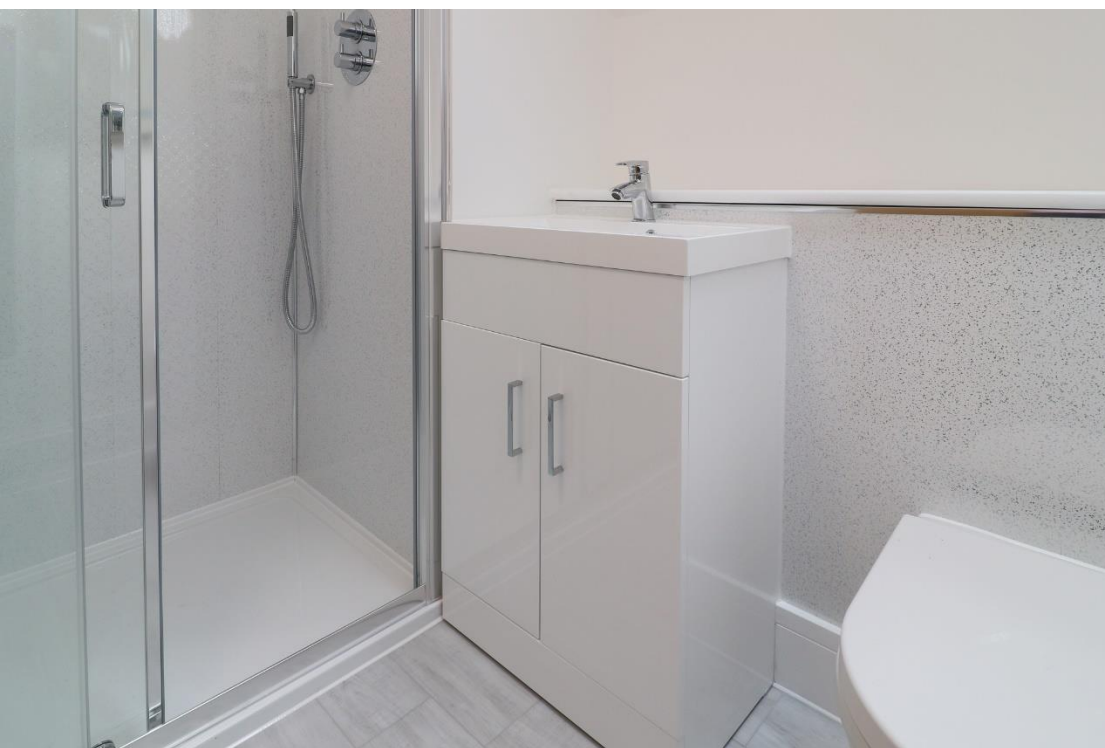


First Floor
Gross Internal
Floor Area 42.1 SQ M / 453 SQ FT

3 EDWIN BING MEWS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 84.2 SQ M / 906 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]
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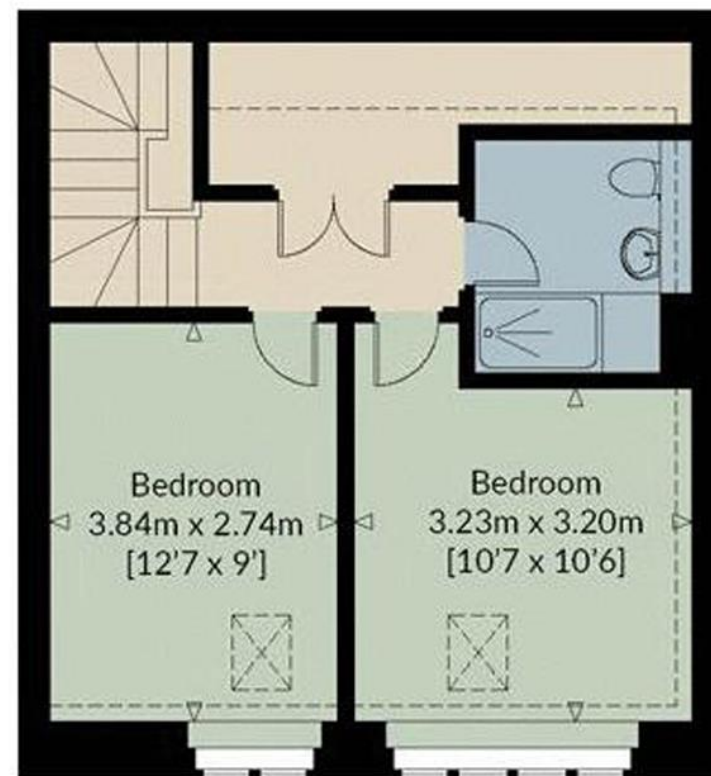


4 Edwin Bing Mews £395,000





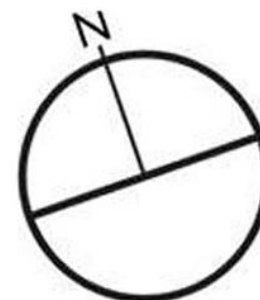
Ground Floor
Gross Internal
Floor Area 48.7 SQ M / 524 SQ FT



First Floor
Gross Internal
Floor Area 40.3 SQ M / 434 SQ FT

4 EDWIN BING MEWS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 89.0 SQ M / 958 SQ FT
[INCLUDING AREAS OF RESTRICTED HEIGHT]

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Specification

The finished specification for each of the properties includes:

- Fitted hard flooring throughout.
- Double glazed windows.
- Double glazed sliding uPVC doors to courtyards.

Heating:

- Thermo Sphere electric underfloor heating to the ground floor (except staircase area & cloakroom) controlled in zones by wall-mounted LED panels.
- Ground floor cloakrooms have electric towel rails.
- Electric oil-filled radiators to the first floor controlled either by the LED control panel or via a smartphone.

Hot water:

- An air source heat pump water heater by Dimplex provides all hot water to the property.

Plumbing:

- The plumbing system has crimp connections meaning every joint has been fitted with a hydraulic press designed to withstand temperatures from - 20 °C to 110 °C and has a pressure rating of 16 bar throughout the temperature range.

Kitchen:

The kitchens are fitted with a comprehensive range of wall, drawer and floor units. Integral appliances include:

- Bosch electric induction hobs with extractor hoods above.
- Bosch electric ovens.
- Bosch dishwasher.
- Bosch washer/dryer.
- Lamona fridge/freezer

Shower Rooms:

- Fitted with matching sanitary ware and a large walk-in shower with a static overhead rainwater head and separate handheld shower head.

Extraction and airflow:

- Greenwood extractor fans are fitted in the kitchens, cloakrooms and shower rooms. These extractor fans run constantly on a trickle speed and the speeds can then be increased by turning the light on in the shower rooms and cloakrooms and by the use of the switch in the kitchens. Each extractor has separate controls to change the length of the overrun time.

Internet:

- Each property is served with a new Openreach feed ready for an internet connection.

External power points:

- Each property has an external power socket adjacent to their designated parking space.

Bin Store:

- The bespoke bin store in the communal area is designed for two bins per house.

Meter Cupboard:

- The bespoke secure meter cupboard houses all electric meters for each property.

Water Meter:

- Each water meter is located in front of the archway off Monastery Street.

Cycle Store:

- There is a communal cycle store provision with a combination lock for the use of all properties.

Courtyards:

- Brick paved surfaces and brick boundary walls.

Warranty:

- Each property is sold with a 10 year Building Life Plans Ltd. (BLP) warranty.

Units 3 & 4 Only:

- Due to the distance from the highway units 3 & 4 are fitted with a Mistek sprinkler system, the modern equivalent of a fire sprinkler system. When activated it uses 90% less water than a traditional sprinkler system. Before the Mistek sprinkler system is triggered it registers a combined rate of rise in the combination of heat and smoke and therefore is not prone to false activations.

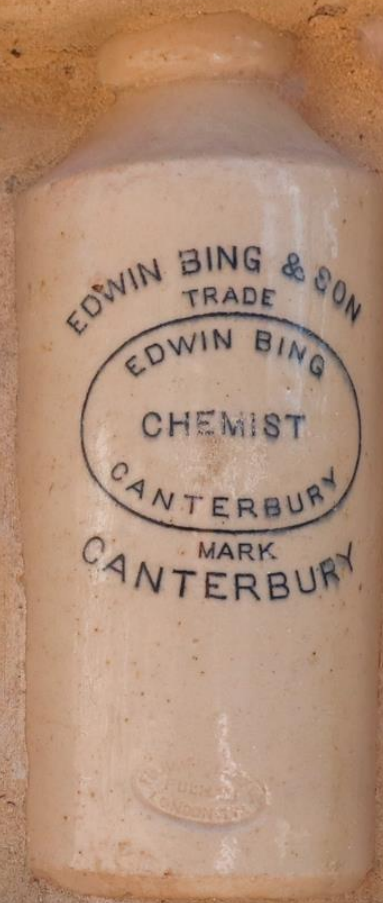
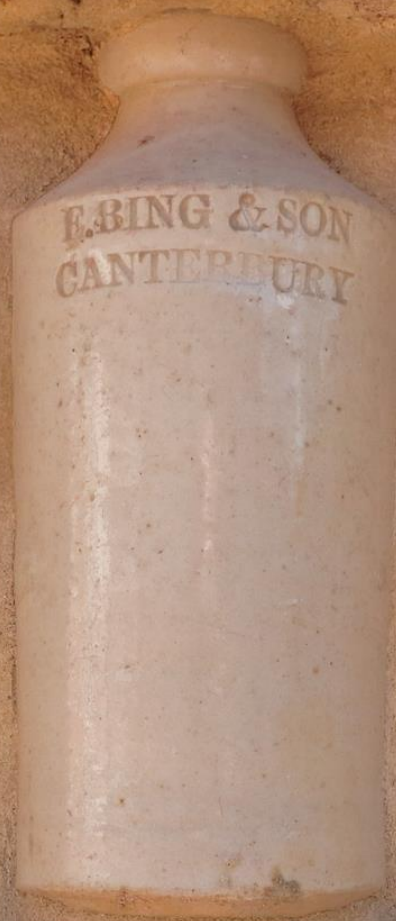
Services: Mains electricity, water and drainage are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: TBC

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





Charles

Bainbridge

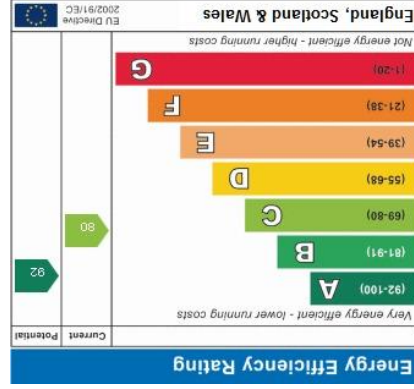
1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS
01227 780227
sales@charlesbainbridge.com
charlesbainbridge.com

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.

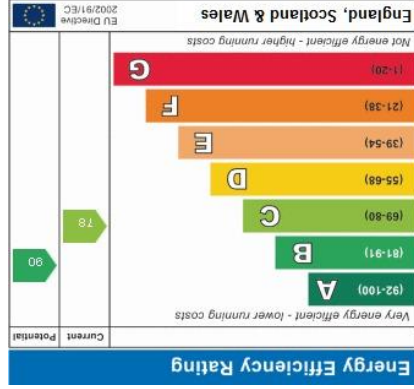
These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



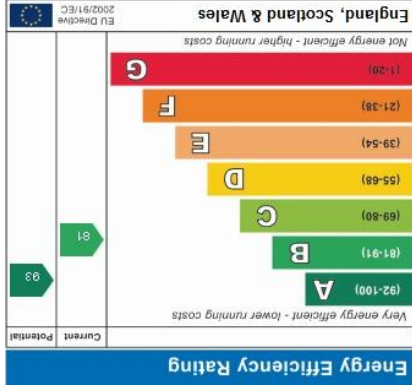
4 Edwin Bing Mews



3 Edwin Bing Mews



2 Edwin Bing Mews



1 Edwin Bing Mews

