

Waters Edge, Canterbury, CT1 1WX

Asking Price £265,000



Waters Edge

Canterbury CT1 1WX

DOWNSZERS or INVESTMENT BUYERS

This 2-bedroomed flat is tucked away in the quietest and most secluded part of Canterbury, yet everything you need is within walking distance.

A short walk along the river will take you past the new Curzon cinema and restaurants on the new Canterbury Riverside complex. Further on is the centre of Canterbury, and Canterbury West Station with its fast trains to London. Access to Canterbury Cathedral is free for residents.

As Waters Edge is built on the grounds of a converted mill, it is bounded on three sides by the river Stour, and includes a peaceful mature wood which slopes down to the river. Paved riverside paths take you within minutes to Asda in one direction and Sainsbury's in the other, with kingfishers, Cetti's warblers and many resident ducks. Trees are protected from the occasional beaver! Beyond the wood is a huge nature reserve, closed to the public.

This second-floor flat has good security with closed circuit TV in the grounds. A generous entrance hallway leads to an unusually large sitting room with a well-equipped open-plan kitchen. The sitting and dining area is designed for comfort and socialising, with windows on three sides. In the middle, a Juliette balcony with views of sheep on the distant hills. To the right a window with glimpses of the river Stour through the trees, and to the left a large balcony suitable for al fresco dining. Wood floors and modern radiators have been installed throughout the flat to ensure it is warm and cosy in the winter.

The master bedroom is a true retreat, complete with an ensuite shower room and ample fitted wardrobes, providing both convenience and storage. A further double bedroom, also with wardrobes, ensures that guests or family members have their own comfortable space. The family bathroom is well-appointed, featuring a shower over the bath for added versatility.

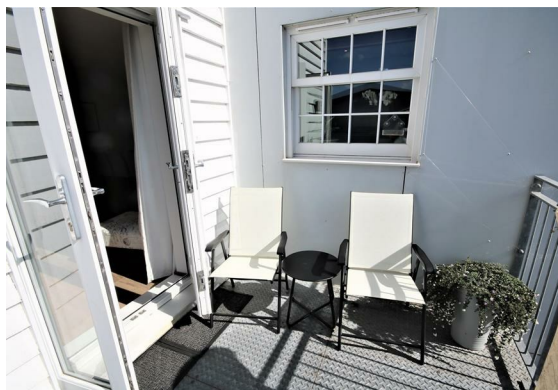
The flat has its own private lock-up garage as well as an allocated parking space. There is also secure bicycle storage. The Estate is well run to ensure service charges are tightly controlled, and the garden is beautiful thanks to many years of commitment by the gardener.

Council Tax band D - Canterbury City Council
Annual Service Charges £2,560.92 per annum
Ground Rent held at £300 per annum until 25 December 2032
Lease term dated 1st January 2007 of 125 years, 106 years remaining.

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.





Entry Hallway

Kitchen

11'6" x 7'11" (3.516 x 2.433)

Open Plan Living and Dining Area

122'2" (37.254)

Balcony

Bedroom 2

10'9" x 11'4" (3.279 x 3.465)

Bedroom 1

12'2" x 15'8" (3.715 x 4.781)

En-suite

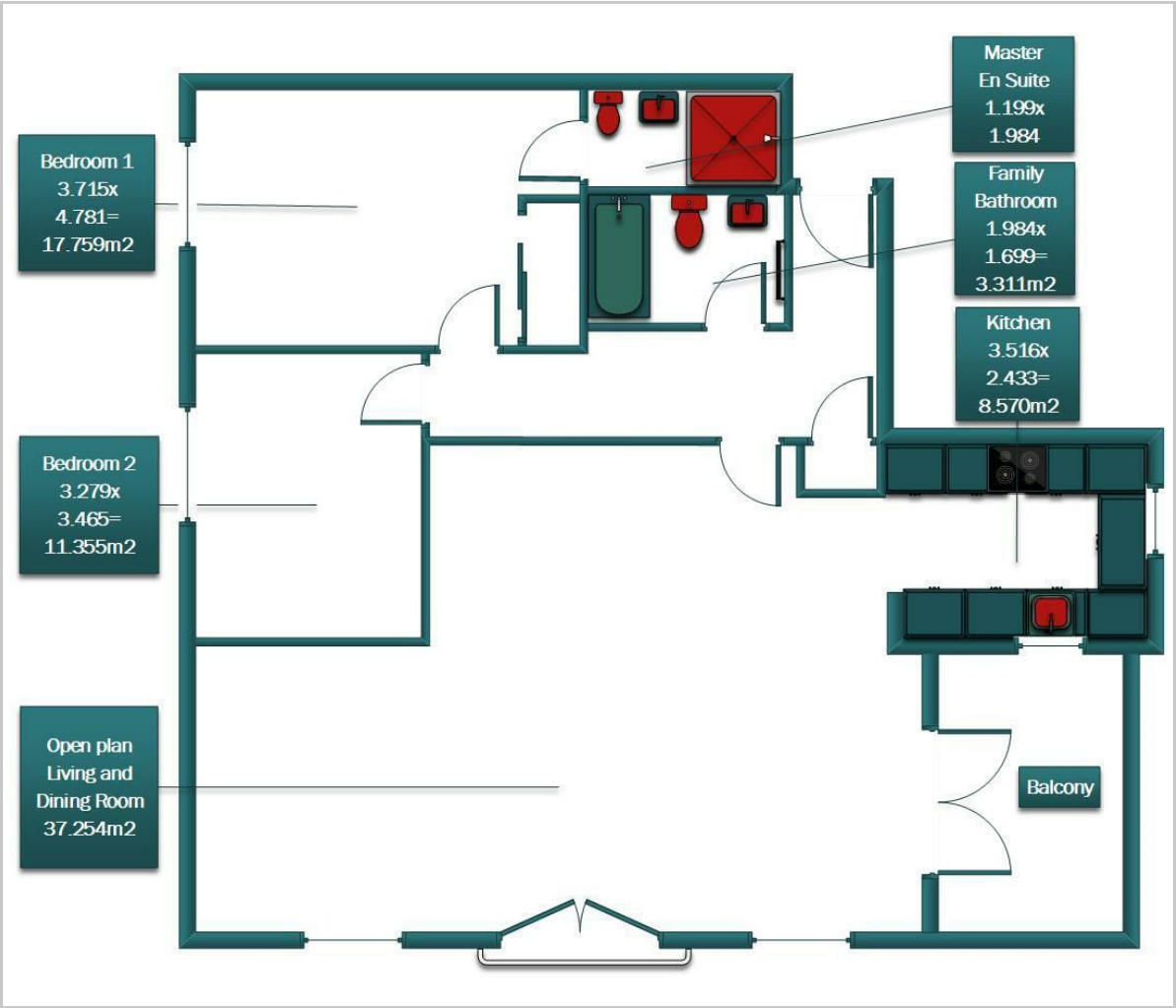
3'11" x 6'6" (1.199 x 1.984)

Family Bathroom

6'6" x 5'6" (1.984 x 1.699)



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

