



Charles Bainbridge



1 Sterling Court,  
Pound Lane, Canterbury, Kent, CT1 2HY

£185,000





THE AMEX

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MEN

50th Anniversary  
1965-2015

1st  
2nd

A well-presented riverside apartment in an attractive City centre location providing comfortable accommodation and a very appealing outlook. The property includes a sitting/dining room with French doors opening onto the rear balcony over the river Stour. There is an open-plan kitchen, well-equipped bathroom and bedroom to the rear also overlooking the river. The property benefits from double glazed windows and electric heating. Externally to the side access is gained to a secure private store.

The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There are an impressive range of schools, colleges and universities in the City. Nearby Canterbury West station provides high speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property with the exception of gas.

Tenure: Leasehold

Lease term: 129 years from March 1999.

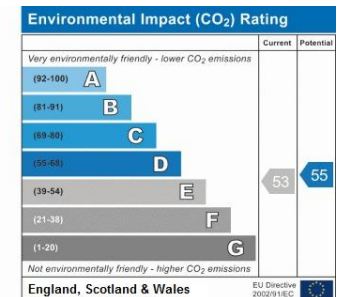
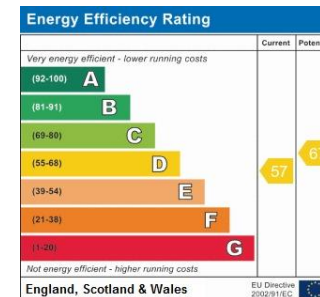
Service Charges: £1250 per year, payable in two instalments.

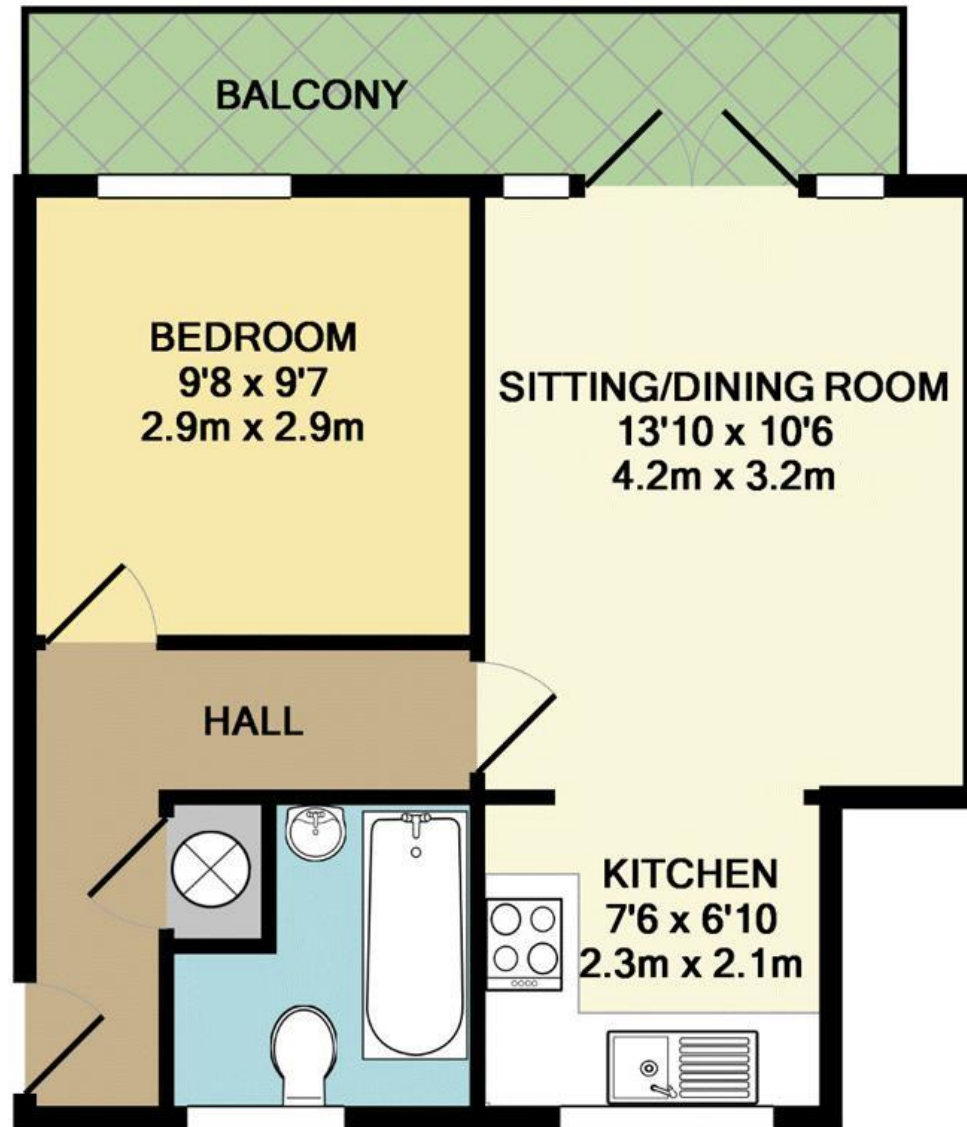
Ground rent: TBC

Council Tax Band: B

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](mailto:sales@charlesbainbridge.com)





**TOTAL APPROX. FLOOR AREA 373 SQ.FT. (34.6 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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GUYS BRIDGE  
1994

SEAWO cafe



# Charles Bainbridge Estate Agents

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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.

