



Connells

Great Stour Mews
CANTERBURY

Great Stour Mews CANTERBURY CT1 2FS

for sale guide price
£250,000



Property Description

Situated in a sought-after riverside development, Great Stour Mews offers contemporary city living in the heart of Canterbury.

This impressive three-bedroom apartment combines modern design with comfort and convenience. The spacious open-plan living and dining area opens onto a private balcony, perfect for relaxing or entertaining while enjoying views over The River Stour.

The sleek fitted kitchen features integrated appliances and ample storage, while the principal bedroom boasts an en-suite shower room and built-in wardrobes. Two further bedrooms offer flexible space for guests, family, or a home office.

The property benefits from secure entry, allocated parking, and a bright, airy layout throughout. Ideally located within walking distance of Canterbury West Station, the Cathedral, and a wide choice of cafés, shops, and riverside walks, this stylish apartment is perfect for professionals, downsizers, or investors seeking modern living in a prime central setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

16' 8" Max x 14' 2" Max (5.08m Max x 4.32m Max)

Two sets of double doors to Juliet balconies, carpet

Kitchen

7' 9" x 6' 9" (2.36m x 2.06m)

Modern fitted kitchen, matching wall and base units, work surface over. Oven and hob,

Bedroom One

13' 6" x 11' 8" (4.11m x 3.56m)

Double doors to balcony, carpet, built in storage space

En Suite

Shower room with matching suite to include shower, WC and wash hand basin.

Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m)

Carpet, window

Bedroom Three

11' 8" x 7' 11" (3.56m x 2.41m)

Carpet, window

Family Bathroom

Bath, shower cubicle, WC and wash hand basin

Balcony

8' 2" x 2' 10" (2.49m x 0.86m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C

Council Tax
 Band: E

Service Charge:
 2200.00

Ground Rent:
 294.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406777

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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