



St Lawrence Road, Canterbury, CT1 3EZ
Guide price £170,000 Leasehold - Share of Freehold



Guide Price £170,000 - £180,000. The Homes Group are delighted to present to the market this spacious one bedroom first floor flat located within close proximity of Kent County Cricket Ground and within a mile of Canterbury Universities, Canterbury East Railway Station and the City Centre.

The accommodation comprises of a 20'9 x 10' living room which has a bay window overlooking the communal gardens to the rear, a 10' x 6'10 kitchen, an 11'6 to wardrobes x 9'2 bedroom and a bathroom.

The property benefits from a lift to all floors and an allocated parking space in a gated car park.

SHARE OF FREEHOLD

Term: 999 years from 1988

Ground Rent: Ground Rent is £0 per annum

Service Charge: We have been advised by the seller that the current service charge is £1500 per annum.

All information to be verified by sellers solicitor.

Communal Entrance

Entrance Hall

Living Room

20'9 into bay window x 11' (6.32m into bay window x 3.35m)

Kitchen

10' x 6'10 (3.05m x 2.08m)

Bedroom

11'6 to wardrobes x 9'2 (3.51m to wardrobes x 2.79m)

Bathroom

Gated Allocated Parking Space

Tenure - Share of Freehold

Council Tax - Band A

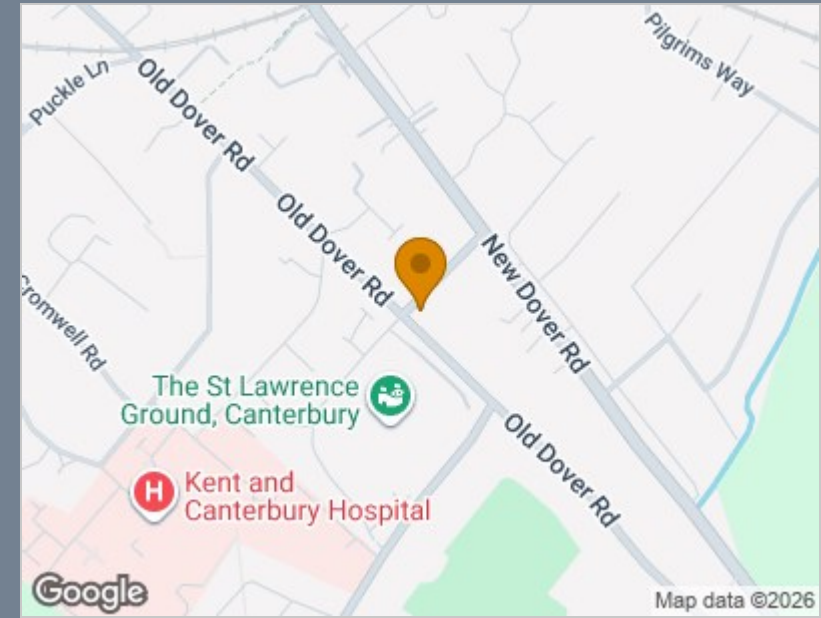




First Floor



Total area: approx. 46.4 sq. metres (499.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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