



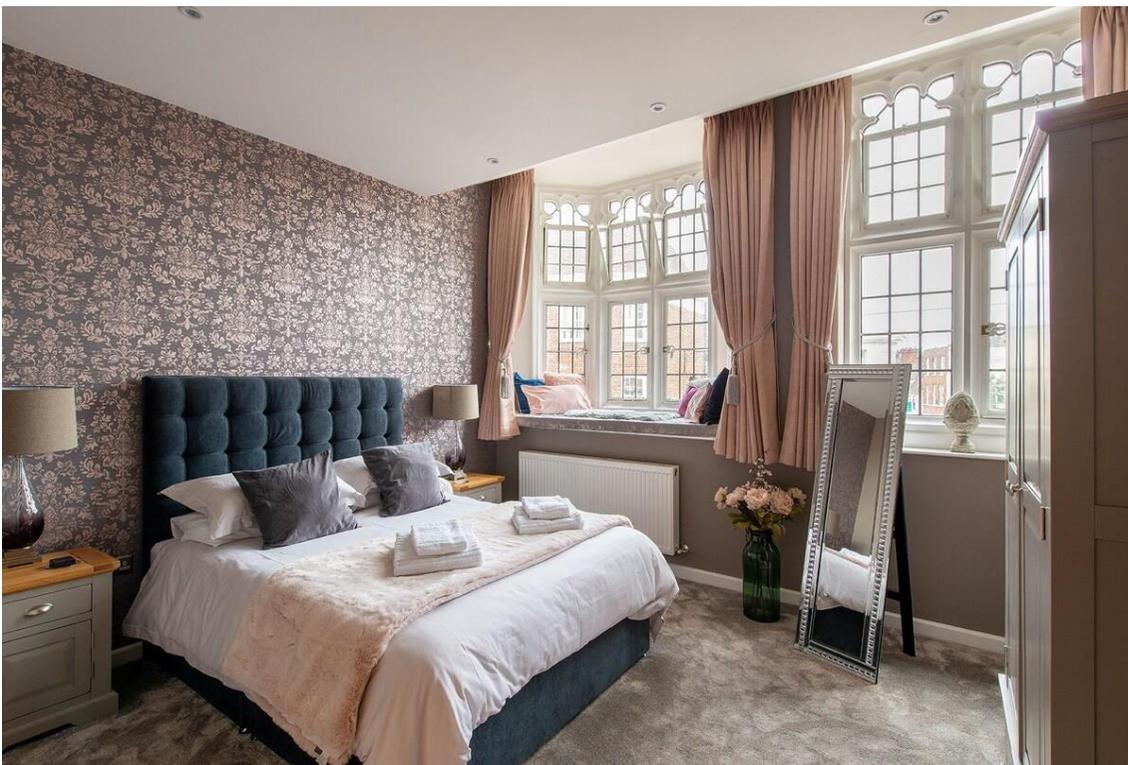
Charles Bainbridge



Flat 2 The Kingsbridge Apartments,
28 High Street, Canterbury, Kent, CT1 2AZ

£315,000





A most impressive first floor apartment set in a unique City centre building of the Victorian Gothic Revival period providing beautifully presented accommodation and quality specification. A communal entrance hall from the High Street gives access to the reception hall and staircase to the first floor. A private door leads to Flat no. 2. The accommodation includes an attractively and comprehensively fitted kitchen/breakfast room and a large sitting room. There are two bedrooms plus a well-equipped bathroom. The property retains many features of the period including high ceilings and stunning stone mullian leaded light windows (with high quality internal secondary glazing providing additional sound proofing and insulation). The living accommodation features solid wood flooring and the apartment has central heating via an electric boiler. The property offers the opportunity to acquire a unique City centre apartment that could be ideal for owner occupation, as a part-time base in the City or a holiday let investment. The property has been recently utilised as a highly successful holiday let business. Furniture available under separate negotiations.

The property is set in the heart of Canterbury City centre near Canterbury Cathedral and the main shopping areas. The property has easy access to the extensive amenities including a wide range of shops, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having High-Speed services to London St. Pancras with a journey time of approx. 55 mins.

Services: Mains electric, water and drainage are understood to be connected to the property. There is no gas.

Tenure: Leasehold

Lease term: 125 years from 1st December 2011

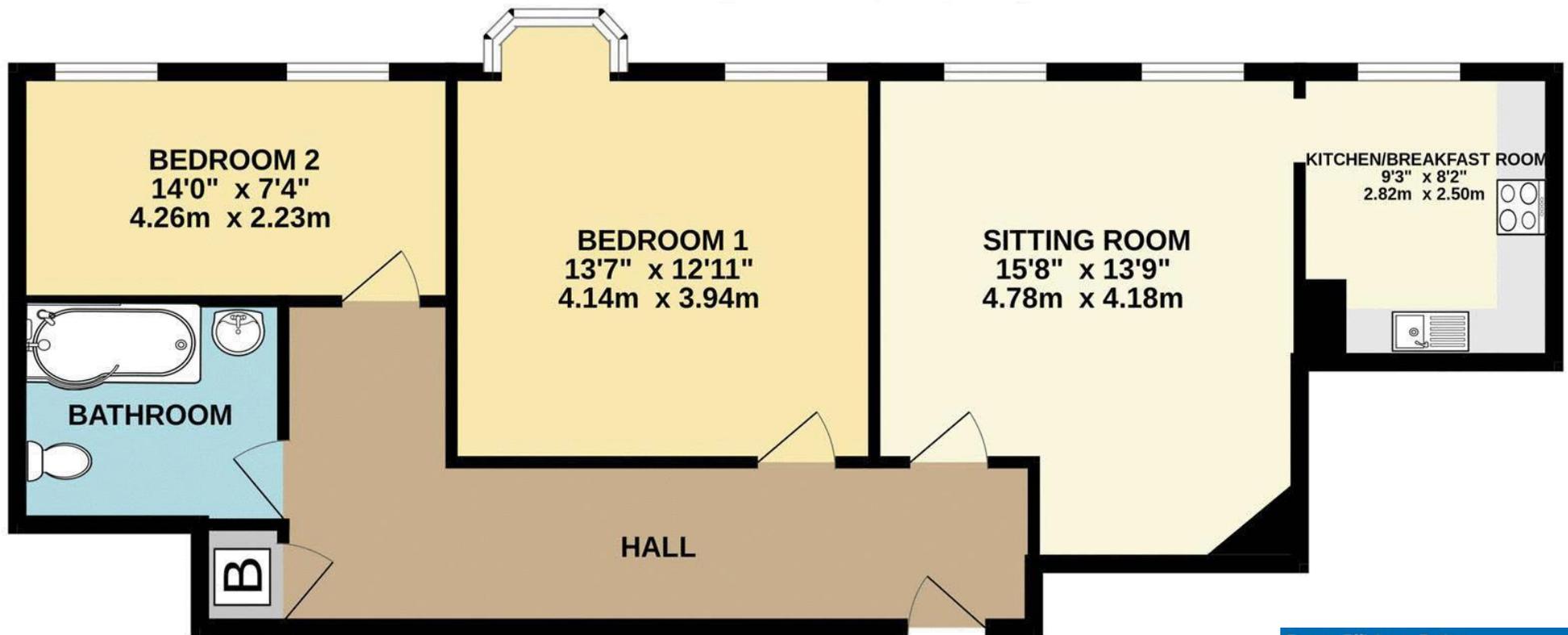
Service charge: Approx. £1,119.16 per annum (£279.79 paid quarterly)

Ground rent: Approx. £250 per annum

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



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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.



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