



Charles Bainbridge



28 Waters Edge,  
Canterbury, Kent, CT1 1WX

Offers Over £170,000





A well-presented first floor apartment providing comprehensive accommodation in a sought-after gated development just outside the City centre. The property features an open-plan sitting/dining area, with Juliette balcony overlooking the beautifully maintained communal gardens and river. The attractively fitted kitchen includes a number of integral appliances. There is a generously size bedroom with a built-in wardrobe and a well-appointed bathroom. The property benefits from double glazed windows, efficient electric heating and an allocated parking space.

The property is located in a pleasant setting on the edge of Canterbury with an attractive walk along the river to the City centre. There are a range of local shops nearby and a comprehensive selection of shopping and leisure facilities in the City. There is a wide choice of primary and secondary schools in the area plus an impressive range of colleges and universities. The High-Speed rail link from Canterbury West station offers services to London St. Pancras in approx. 55 mins.

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

Tenure: Leasehold

Lease term: 125 years from 1<sup>st</sup> January 2007

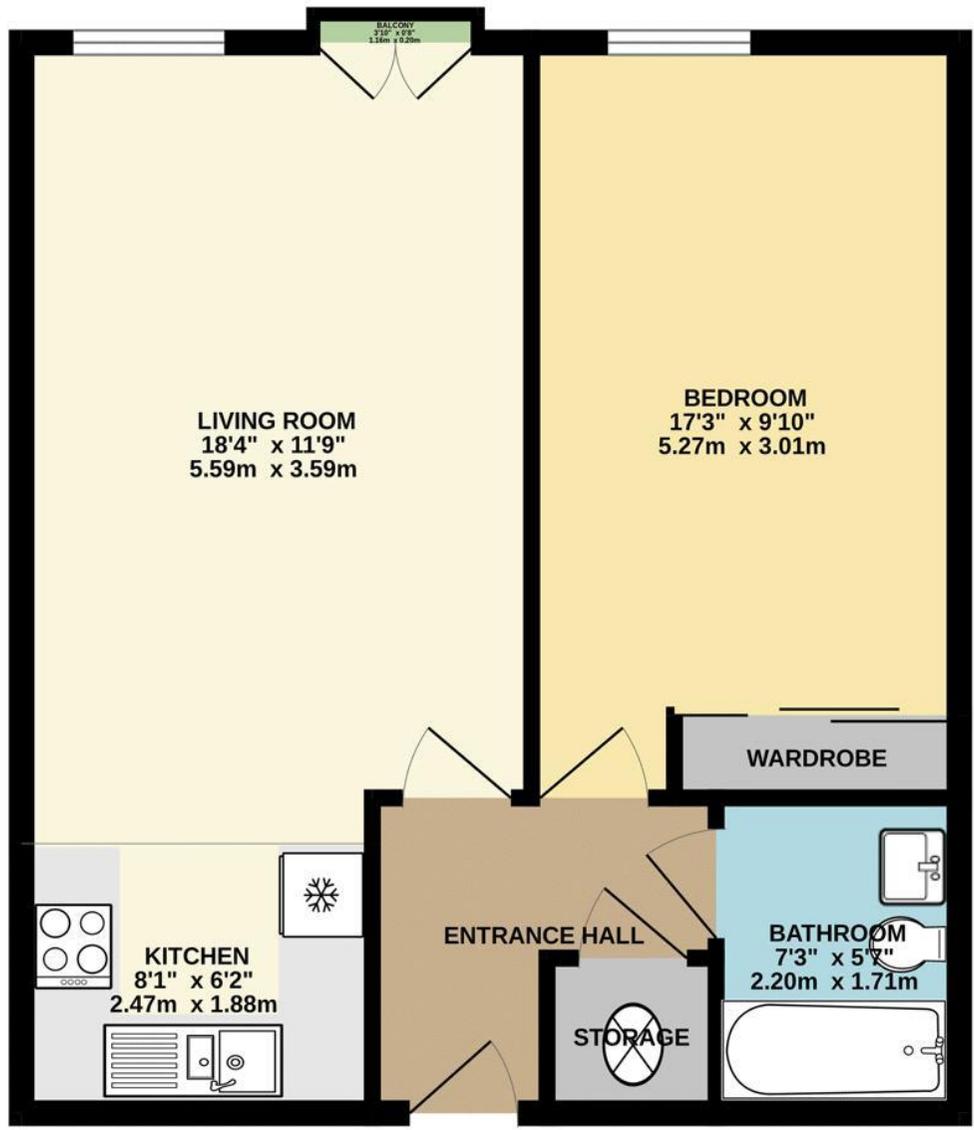
Service charge: Approx. £2,516.36 per annum paid in two instalments, one payment every 6 months.

Ground rent: Approx. £250 per annum

Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



**FIRST FLOOR**  
530 sq.ft. (49.3 sq.m.) approx.

TOTAL FLOOR AREA : 530 sq.ft. (49.3 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.  
Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com  
charlesbainbridge.com