

Charles Bainbridge

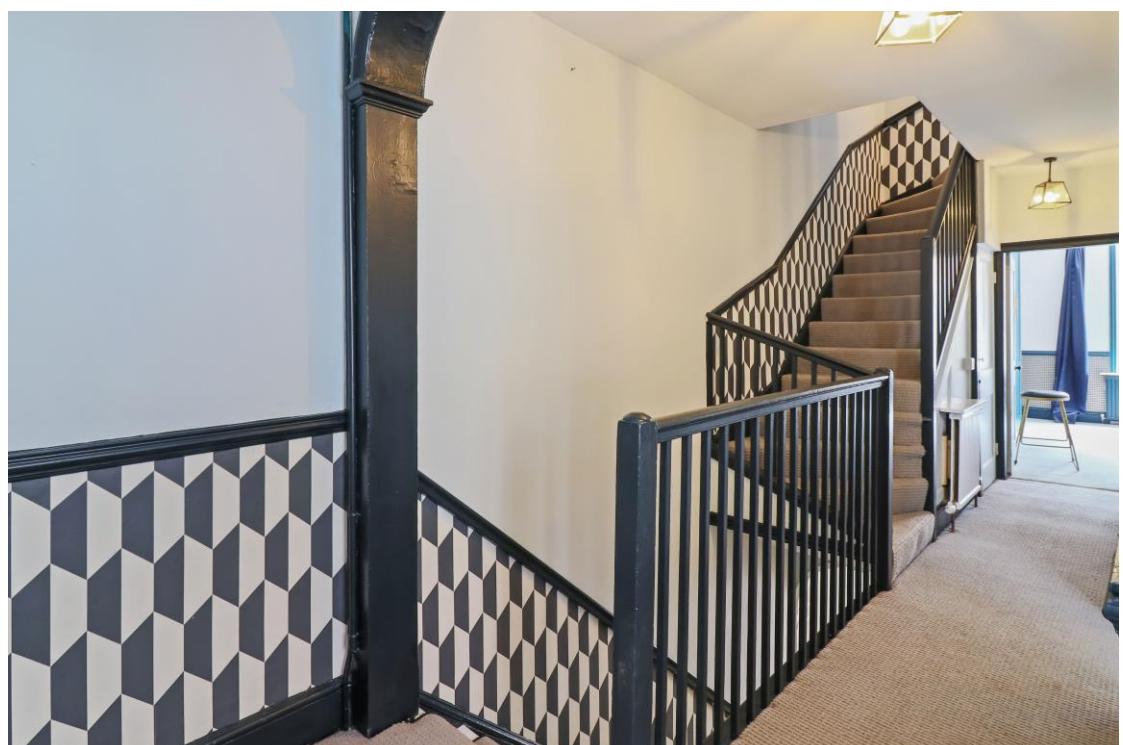
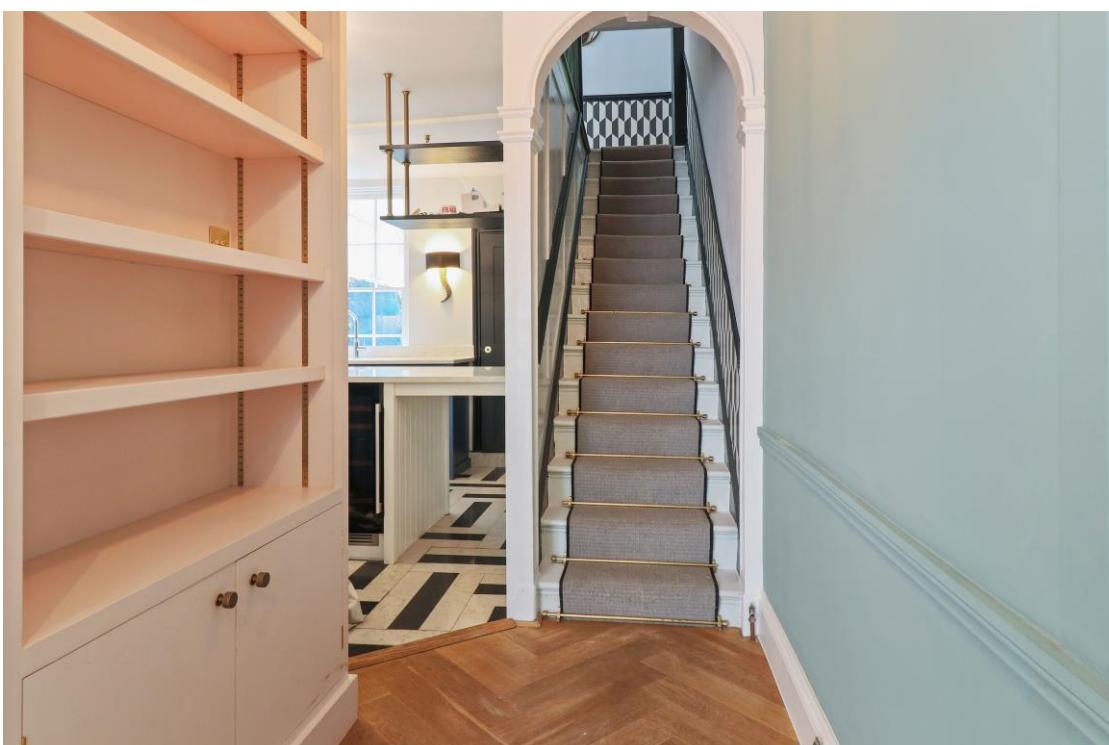


5 St. Alphege Lane,
Canterbury, Kent, CT1 2EB

£595,000







Situated in an elegant residential street yet close to the town centre, this handsome Grade II listed Georgian townhouse is perfectly placed to enjoy all that Canterbury has to offer. Situated over four floors, this property has been strikingly renovated by the current owners and conveys a fresh, contemporary feel. The open plan sitting room features panelled walls, a cast iron fire place and an attractive bay window to the front. There is an exquisitely designed modern fitted kitchen/diner designed by Herringbone Kitchens of Canterbury which has been most attractively fitted and includes bespoke Quartzite work-surfaces with inset sink and matching breakfast bar. There is plentiful built-in storage including deep drawers, and larder style cupboards. There is also a useful cellar and a lobby which leads to an enclosed courtyard measuring approx. 33' 0" x 12' 5" (10.05m x 3.78m) On the first floor is a beautifully fitted double bedroom and large modern fitted bathroom which includes a luxurious double shower. The second floor hosts a further two double bedrooms with an impressive en-suite shower room/w.c.

The property is set on St Alphege and is just off Palace Street, part of the Kings' Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros. The City centre is a short walk, as are the Cathedral precincts. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high quality schools, colleges and universities. The High-Speed rail link from Canterbury West station provides services to London St. Pancras in approx. 55mins.

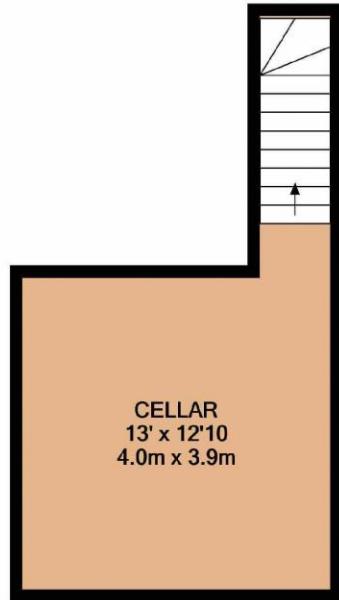
Services: All main services are understood to be connected to the property.

Tenure: Freehold

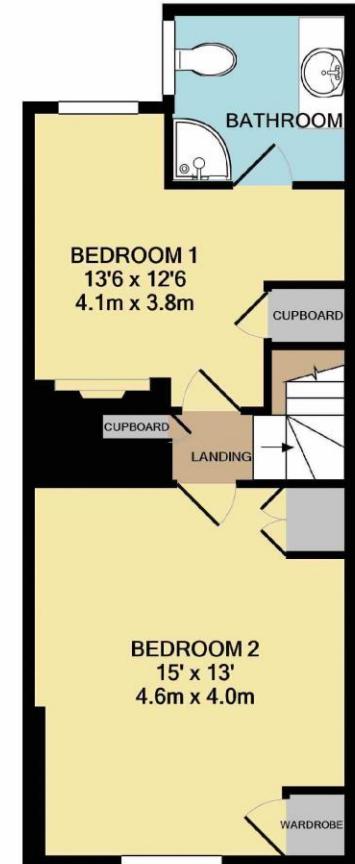
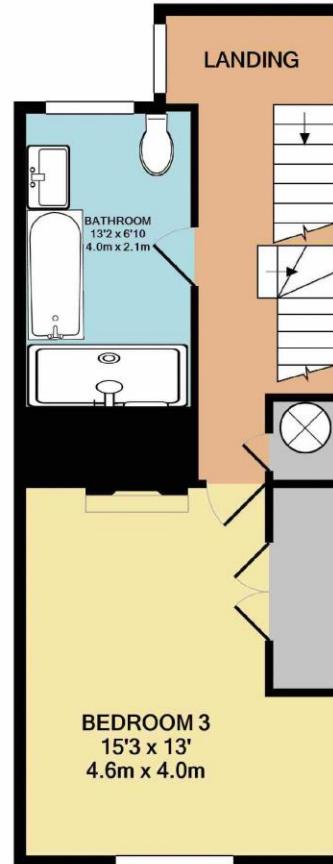
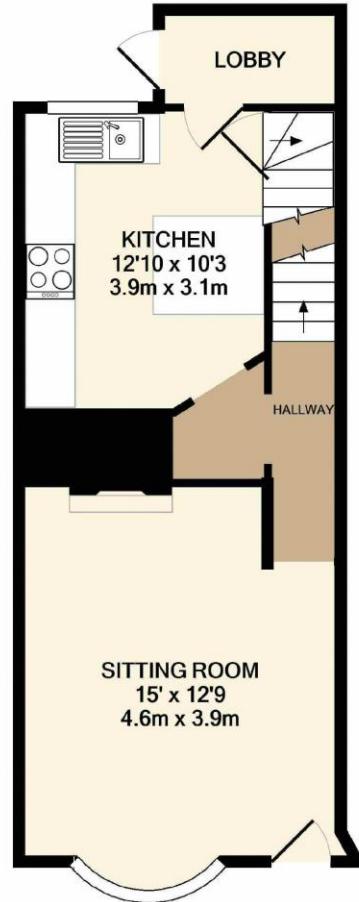
Council Tax Band: E

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



BASEMENT LEVEL
APPROX. FLOOR
AREA 197 SQ.FT.
(18.3 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 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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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
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