



## 1 bed apartment to buy in CT1

Barton Mill Road, Canterbury, Kent, CT1  
1GT

**£110,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Recently reduced to sell swiftly
- ✓ One double bedroom riverside apartment
- ✓ Fully fitted kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**

## Description

Relax by the river in style in this modern one bedroom apartment - recently reduced and ideal for first time buyers or investors!

### Interior

Located on the Barton Mill development, just north of the King's Mile, this one double bedroom apartment is deceptively spacious, with a large kitchen, living & dining room that is perfect for entertaining. There is also a good-sized double bedroom with an en-suite bathroom, and a separate cloakroom for guests. Access to the apartment is via a secure gated entry and there is also an allocated parking space in a gated car park moments from the apartment. Location

Weir Court is located on the highly sought after Barton Mill development - close to Canterbury City centre and within easy access to of Canterbury West train station, which provides High-Speed regular rail services to London St. Pancras with a journey time of approx. 55mins. There are several shopping & dining options close by, along with an impressive range of schools, colleges and universities.

### Tenure, maintenance & more

This property has a service charge of £2,183 and a ground rent of £250 per annum. It is sold leasehold with 107 years on the lease and is council tax band B.

Lounge/diner/kitchen 20' 10" x 17' 4" (6.35M x 5.28M)

BEDROOM 12' 10" x 10' 10" (3.91m x 3.3m)

ENSUITE 6' 9" x 6' 3" (2.06m x 1.91m)

Council Tax Band: B  
Tenure: Leasehold  
Length of Lease: 106  
Annual Ground Rent Amount: £300.00  
Annual Service Charge Amount: £2,315.00

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,315.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Allocated

Year built: 2008

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

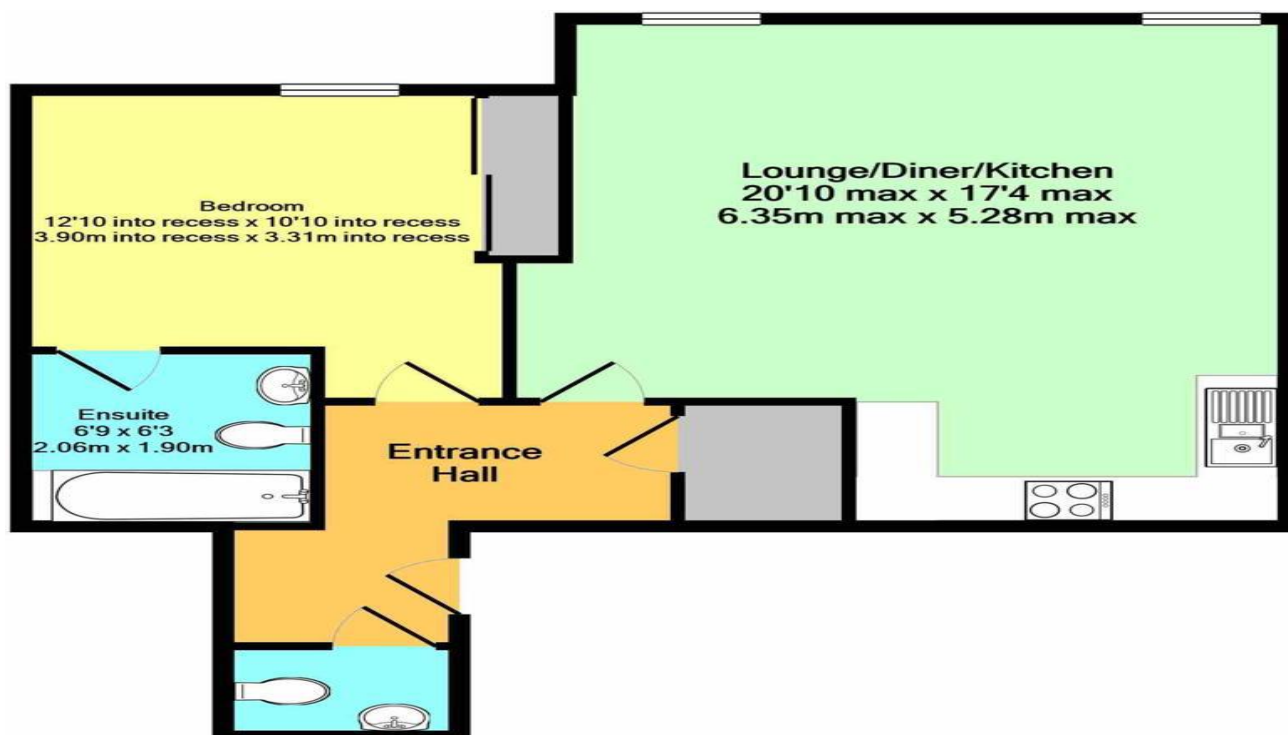
Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



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.  
Made with Metropix ©2021

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            | 80                      |           |
| (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 |           |

Barton Mill Road, Canterbury, Kent, CT1 1GT

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

