



THE ROPE WALK, CANTERBURY CT1 2FY
£315,000 LEASEHOLD

Winkworth



This is probably the best location on The Rope Walk, a ground floor apartment with balcony opening up to the river side views

Chain free, is this beautifully presented two bedroom ground floor apartment, which is conveniently positioned within Canterbury's city walls.

This apartment is of the highest quality and you could just move straight in, it has been decorated tastefully and presented well and makes the most of the well designed open plan living.

The outside balcony is a real bonus, bi fold doors open up to bring your private terrace in play, and just across the pathway is the River Stour, giving this such a good spot to enjoy the view.

The current owners have enhanced the apartment with many extras, for example the top of the range blinds, which is quite evident on viewing.

The accommodation has an open plan living/dining area and a beautiful contemporary kitchen with integrated fridge, freezer, dishwasher, electric oven & electric hob.

There are two double bedrooms and the main bedroom boasts built in wardrobes and an en-suite shower room.

There is the added benefit of an allocated parking space which is underground.

There is no onward chain

110 years remaining on lease

Ground rent January 2020 £295.12

Services charges 2020 £1691.18 for building cover & electrics in communal area

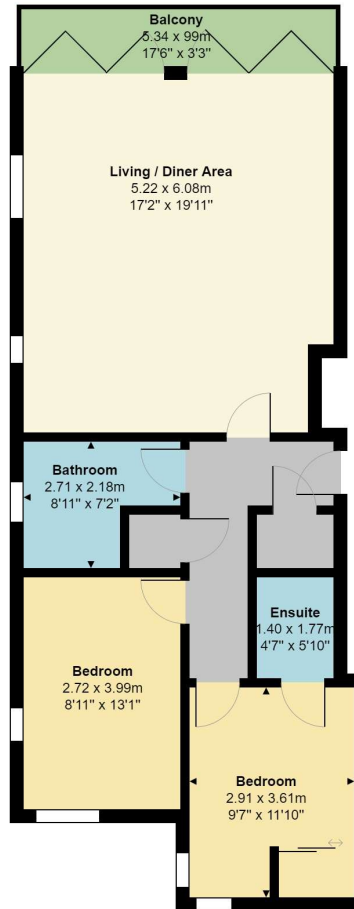
landscape works this year £63.11

One porter looks after estate

Property 7 years old







Total Area: 71.5 m² ... 770 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 71 |
| (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 | |

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