



## 4 Sturry Court Mews Sturry Hill, Sturry

Offers Over £120,000

# 4 Sturry Court Mews Sturry Hill

Sturry, Canterbury

**\*IDEALLY LOCATED GROUND FLOOR RETIREMENT FLAT!\***NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this one bedroom apartment situated in the ever popular village of Sturry. The property is within a short walk to all local amenities and Sturry train station. The accommodation comprises the entrance hall, a storage cupboard with hot water cylinder, double bedroom with fitted cupboard, shower room, kitchen and then the large lounge/diner. The property further benefits from an on-site warden, residents parking, communal lounge and gardens. The property is offered with no onward chain, all white goods included, as well as soft furnishings. Viewing is recommended, please contact Miles and Barr today  
**MATERIAL INFORMATION** Length of lease : 999 years from 01/01/1989  
Annual ground rent amount : £0  
Ground rent review period : TBC  
Annual service charge amount : £2,353.39 PA  
Service charge review period : TBC  
Council tax band : B  
Council Tax band: B

Tenure: Leasehold

- On-Site Warden
- Ground Floor
- Communal Parking & Gardens
- Council tax band : B
- Long Lease
- No Onward Chain
- Sought After Location





## GROUND FLOOR

### Entrance

### Shower Room

Dimensions: 2.13m x 1.78m (7' x 5'10").

### Bedroom One

Dimensions: 3.12m x 2.51m (10'3 x 8'3).

### Kitchen

Dimensions: 2.49m x 1.93m (8'2 x 6'4).

### Lounge/Diner

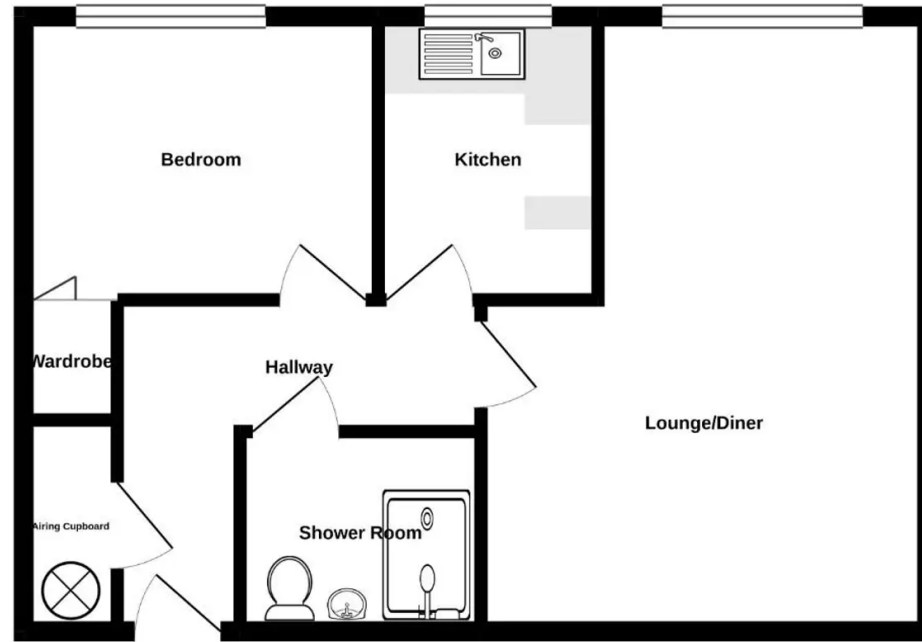
Dimensions: 5.46m x 3.99m (17'11 x 13'1).

### Exterior

### Communal Gardens



GROUND FLOOR  
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 44.6 sq.m. (480 sq.ft.) approx.  
Made with Metropix 6/2021



## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)