



12 Bellflower Mews, Canterbury
£260,000



12 Bellflower Mews

, Canterbury

This top floor apartment is located in the popular Bellflower Mews development, just off the New Dover Road and within half a mile of Canterbury city centre. Having been built to a high specification within the last 5 years, this apartment would make an ideal first time buy or even investment. The accommodation comprises of entrance hall, open plan kitchen/lounge/diner with vaulted ceiling, two double bedrooms with the master enjoying en-suite shower room, and the main family bathroom. There are landscaped communal gardens and communal parking to the front of the development. Bellflower Mews is a small development of apartments and houses located just off the New Dover Road, offering excellent access to Canterbury city centre as well as the A2 motorway network. There are bus stops within a couple of hundred yards and Canterbury east railway station is within about 1 mile. MATERIAL INFORMATION Length of lease : 999 years from 1 September 2007 Annual ground rent amount : £200 but can change Ground rent review period : TBC Annual service charge amount : £1,273 (service charge £1,023, Reserve fund £250) Service charge review period : TBC Council tax band : D Council Tax band: D

Tenure: Leasehold

- Two Bedrooms
- Spacious Accomodaiton
- Ideal First Time Buy Or Investment
- Top Floor Apartment
- Well Presented Throughout
- Two Bathrooms
- Great Local Amenities
- Short Walk To City Centre





Entrance Hall

Lounge/Dining Room/Kitchen

Dimensions: 5.87m x 3.99m (19'3" x 13'1").

En-Suite

Bedroom One

Dimensions: 3.66m x 2.77m (12'0" x 9'1").

Bedroom Two

Dimensions: 2.77m x 3.05m (9'1" x 10'0").

Bathroom

External

Communal Garden

Allocated Parking





Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

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