



St Lawrence Road, Canterbury, CT1 3EZ  
Guide price £180,000 Leasehold - Share of Freehold



The Homes Group are delighted to present to the market this spacious one bedroom first floor flat located within close proximity of Kent County Cricket Ground and within a mile of Canterbury Universities, Canterbury East Railway Station and the City Centre.

The accommodation comprises of a 20'9 x 10' living room which has a bay window overlooking the communal gardens to the rear, a 10' x 6'10 kitchen, an 11'6 to wardrobes x 9'2 bedroom and a bathroom.

The property benefits from a lift to all floors and an allocated parking space in a gated car park.

#### SHARE OF FREEHOLD

Term: 999 years from 1988

Ground Rent: Ground Rent is £0 per annum

Service Charge: We have been advised by the seller that the current service charge is £1500 per annum. All information to be verified by sellers solicitor.

#### Entrance Hall

#### Living Room

20'9 into bay window x 11' (6.32m into bay window x 3.35m)

#### Kitchen

10' x 6'10 (3.05m x 2.08m)

#### Bedroom

11'6 to wardrobes x 9'2 (3.51m to wardrobes x 2.79m)

#### Bathroom

#### Gated Allocated Parking Space

#### Tenure - Share of Freehold

#### Council Tax - Band A

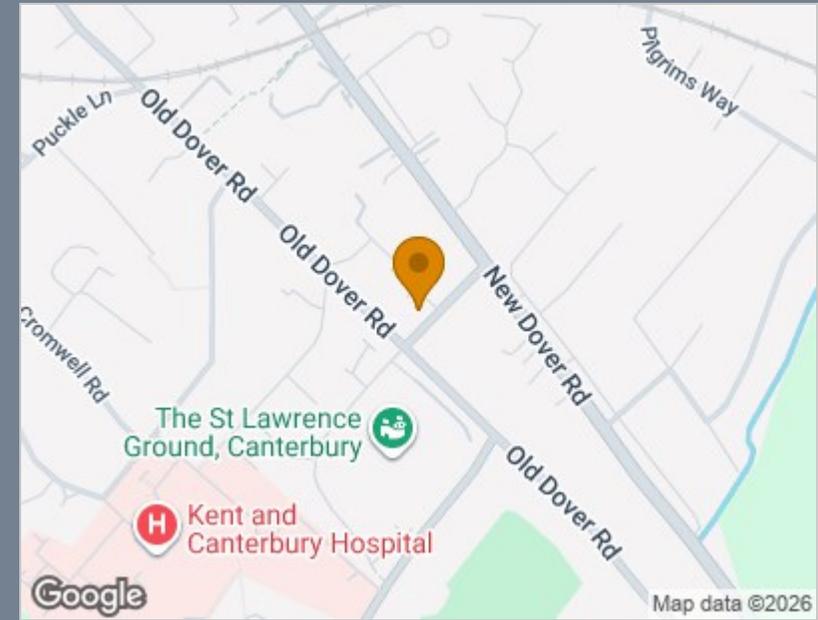




## First Floor



Total area: approx. 46.4 sq. metres (499.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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