



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



5, Westerly Mews, Canterbury, CT2 8AQ

2 BEDROOMS 1 BATHROOM 1 RECEPTION

Leasehold



5, Westerly Mews, Canterbury CT2 8AQ

- First Floor Spacious Apartment
- Two Bedrooms & Open Plan Living Area
- Allocated Parking Space
- Small Gated Development
- Within Walking Distance Of The City Centre
- Approx £2150 Maintenance Charges & Ground Rent
- 150 Years Left On The Lease From April 2003
- Canterbury West Station With High Speed Links To London



SITUATION:

Wesley Mews is very well located within Canterbury, a short walk from the West station which offers a regular rail service to London Victoria, Charing Cross and Cannon Street, and the high speed rail link connects with London's St Pancras in just under one hour. About 600m away is the centre of the cathedral city of Canterbury, which is a vibrant and cosmopolitan city, thriving with a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from grammar schools to well regarded private schools and three universities. Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide

regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland, ideal for those who enjoy outdoor pursuits such as walking and horse riding. Also Blean Woods, which is about 2 miles away, has been designated a site of special scientific interest, and covers more than eleven square miles, providing excellent walking and mountain biking.

The nearby seaside town of Whitstable (4.5 miles away) is renowned for its seafood and annual oyster festival which is held along its picturesque quayside and vibrant harbour. Whitstable has a bustling High Street with a good selection of independent retailers, boutiques and High Street names.



Foundation Estate Agents are delighted to offer to the market this superb two-bedroom first-floor apartment, located in a highly sought-after area of the vibrant city of Canterbury. Just a short walk from Canterbury West station and situated on the edge of the popular St. Dunstan's area, this fantastic apartment is certain to be at the top of your viewing list.

Westerly Mews is a select, small development comprising both houses and apartments, situated off the main road and set back behind beautifully maintained gardens and attractive wrought iron railings. The peaceful and private nature of the development makes it a highly desirable place to live.

The apartment is located on the first floor and is accessed via a secure communal entrance hall. Upon entering the apartment, you are greeted by a spacious entrance hall, which provides access to all rooms and includes a convenient storage cupboard.

Living Areas

The generously sized sitting/dining room is a highlight of the apartment, featuring



dual windows to the front that offer lovely views across the city, including sights of the magnificent Canterbury Cathedral, the Marlow Theatre, and St. Dunstan's Church. This room offers plenty of space for both relaxing and dining, making it perfect for everyday living and entertaining.

Kitchen

The apartment boasts a well-proportioned, fitted kitchen, complete with wall and base units and integral appliances. There is also ample space for a breakfast table and chairs, making it a great space for casual dining. The kitchen is both functional and stylish, catering to a variety of needs.

Bathroom

The modern bathroom features a three-piece suite, including a panelled bath with a shower attachment, a wash hand basin, and a WC. The bathroom offers both comfort and convenience, with a sleek and contemporary design.

There are two spacious bedrooms in the apartment, each offering plenty of space and

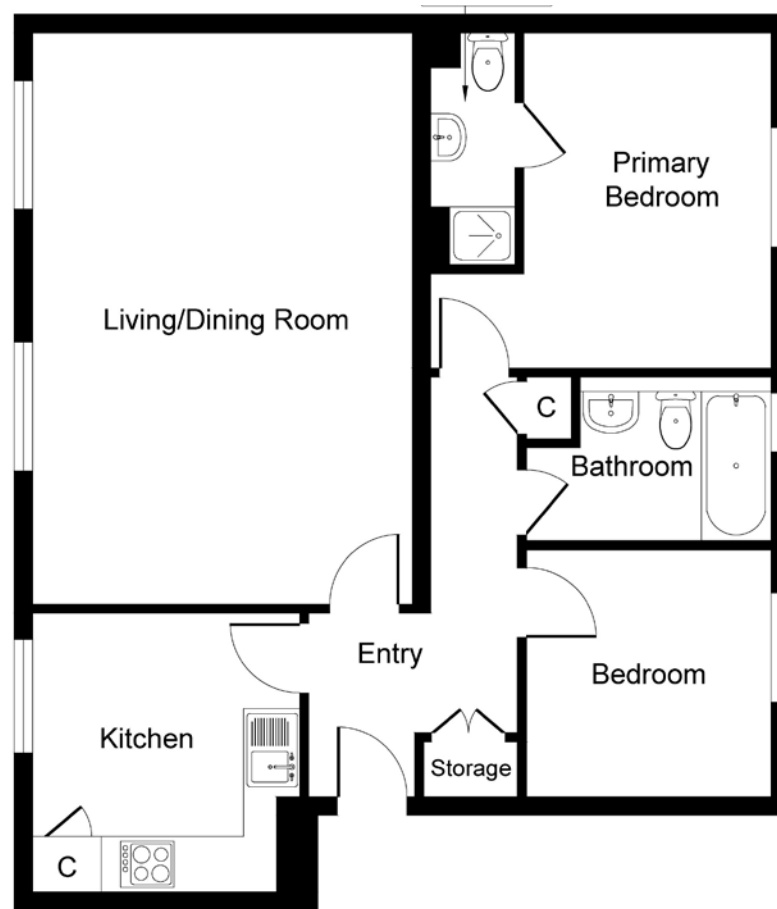
natural light. The principal bedroom benefits from an en-suite shower room, which includes a shower cubicle, a wash hand basin, and a WC, providing added convenience and privacy.

The property benefits from gas central heating and hot water, powered by a modern Worcester boiler, ensuring comfort throughout the year. It is offered with no onward chain, making it an ideal opportunity for buyers looking for a quick and hassle-free move.

This apartment would make a perfect holiday home, second home, or investment purchase, offering a mix of comfort, convenience, and location in one of Canterbury's most desirable areas.

Parking

Access to the secure, allocated parking space at the rear of the property is via secure electronic gates, providing both privacy and security.



TOTAL FLOOR AREA: 824 sq. ft



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
150 years lease from 2003 & approx £2150 yearly
maintenance charge & ground rent

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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