



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



26, Waters Edge, Canterbury, CT1 1WX

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

Leasehold



26, Waters Edge, Canterbury, CT1 1WX

- Striking Ground Floor Apartment
- South Facing Open Plan Living Area
- Recently Installed Modern Kitchen
- One Bedroom & Bathroom
- Allocated Parking & Visitor Bays
- Beautiful Communal Grounds & Bike Store
- Short Walk To Riverside Complex
- One Mile To Canterbury West Station & City Centre



SITUATION:

Waters Edge has a wonderfully convenient location just a mile from the Cathedral city of Canterbury with many amenities on the doorstep, including two Curzon cinemas, an M&S food hall, excellent restaurants and the popular St. Stephen's Primary School.

Canterbury is vibrant and cosmopolitan, with a thriving city centre offering a wide array of high street brands, alongside a diverse mix of independent retailers, cafes and international restaurants.

There are also two universities and various colleges of further education. The property is exceedingly well placed for Canterbury West Station, which offers a high-speed rail service to London (St. Pancras International 56 minutes).

The pretty town of Fordwich is approximately two miles away and has many fine period buildings, two well-known public houses, one of which has a Michelin Star. Fordwich has a reputation for being the smallest 'town' in England and enjoys walks, cycling and paddle boarding along the River Stour.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities, is seven miles away.



DESCRIPTION:

A striking one-bedroom apartment featuring an open-plan living area and a recently fitted kitchen, with the added benefits of allocated parking and its own private entrance.

Nestled on the peaceful banks of the River Stour, Waters Edge offers an elegant mix of contemporary apartments and townhouses, set within the historic grounds of a converted mill. Located less than a mile from the centre of the cathedral city of Canterbury, it is also just a short walk from the many amenities at The Riverside, which include a cinema, bars, restaurants, and cafés.

For those needing a convenient and efficient commute to London, Canterbury West is just a 20-minute walk away, offering a high-speed service to St Pancras in under an hour.



The front door opens into a spacious entrance hall with a storage cupboard and access to the main living area—a magnificent open-plan space with clearly defined zones for dining, relaxing, and cooking.

The kitchen has been recently fitted with contemporary handleless units, finished with wood-effect worktops and integrated appliances, including an oven and electric hob.

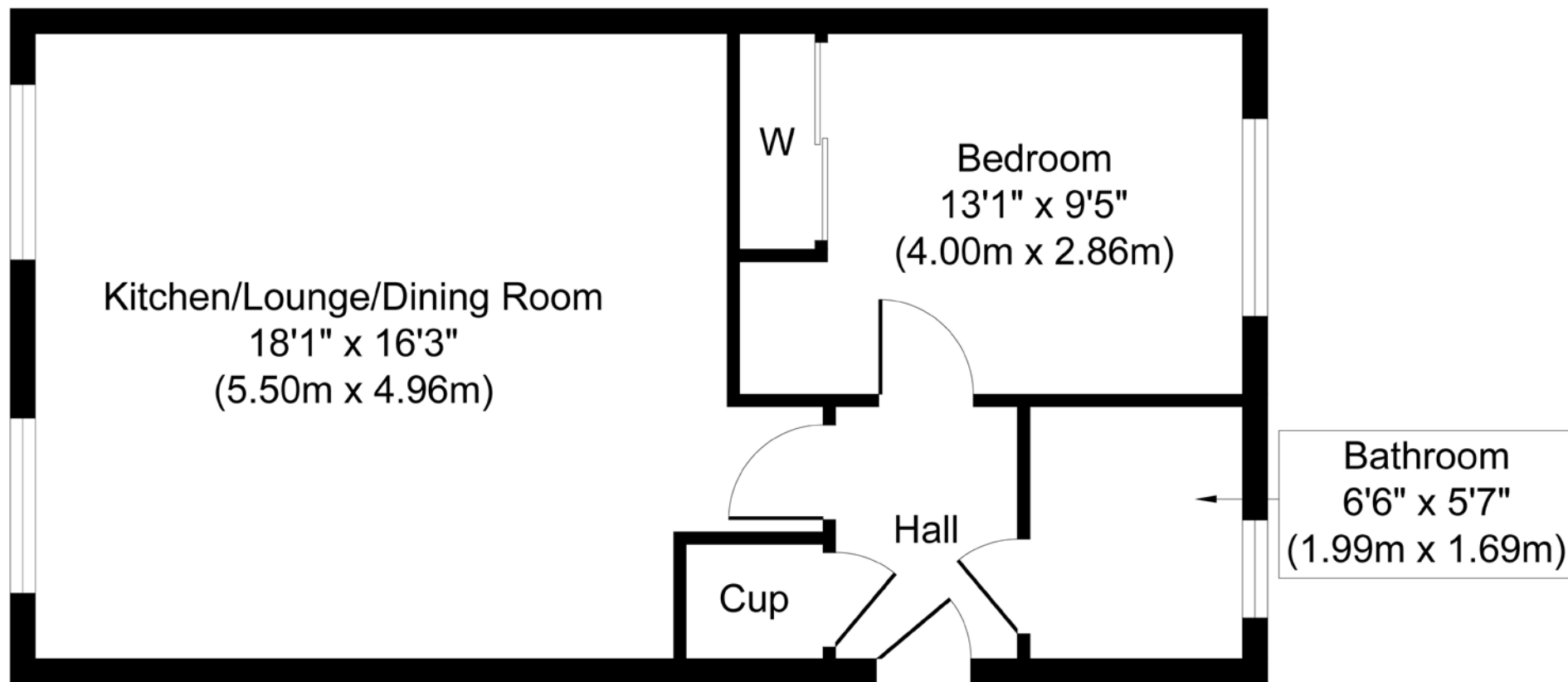
The double bedroom offers views to the front of the development, overlooking the communal gardens, while the bathroom comprises a heated towel rail, a shower over the bathtub, a WC, and a basin with a vanity unit.

OUTSIDE:

There are several communal areas overlooking the river, along with allocated parking, ample visitor bays, and a bike store.

AGENTS NOTE:

The property is served by electric only. We understand from the vendor there is 125 years left of the lease from 1st January 2007. The service charge is approx. £2200 per annum, with a ground rent of £500 a year.



TOTAL FLOOR AREA: 517 sq. ft (48 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
125 year lease from 2007. £2200 service charge & £500 ground rent per annum.

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

