



The Chapel, Godfrey Gardens, Chartham, Canterbury

Guide Price £210,000 Leasehold

1 bedroom maisonette for sale

Description

This Stunning One Bedroom Duplex Apartment is part of a beautiful period chapel, which was converted into luxury apartments in 2001. This property is located on the end of the terrace and has the benefit of being larger than the others and has a fabulous stain glass window, letting in loads of sunlight. The property is located in the village of Chartham and has the benefit of being within a short stroll of the local shop, a little further away, you will find the village centre with a couple of pubs, further shop and local railway station, there is also a local bus service into Canterbury and a recreation ground within a short walk of the property. The location is ideal for those who want to enjoy village lifestyle, but within easy reach of Canterbury. As soon as you arrive outside the property, you are sure to be impressed, the apartment has character and charm in abundance, with a modern interior and some lovely features. You enter through a double glazed door through the archway and into a huge open plan living space, this room has stairs up to the mezzanine level, two skylight windows and a beautiful arched stain glass window. This space is ideal for entertaining, there is a fully integrated kitchen and loads of space for dining, there is also another space to be used as a lounge, so you can chill out and watch television. Upstairs there is a large double bedroom, with a feature brick archway, and a modern shower room with a double walk in shower. Outside you will find a low maintenance paved garden with a wrought iron fence enclosing it, ideal for sitting in the warm Kentish sun. There are also communal gardens to the rear of



the building and the property comes with allocated parking for one vehicle in a private gated car park, there is loads of parking spaces available too on the road in front of the property. VIEWING ADVISED

Council Tax Band: C

Tenure: Leasehold (104 years)

Ground Rent: £50 per year

Service Charge: £2,946 per year

Parking options: Off Street

Tenure

Leasehold

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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