



Flat 1, Goatman's Yard, High Street, Elham, Canterbury, Kent, CT4
6TD

EPC Rating = F

Guide Price £229,950



A superb opportunity to purchase a truly light and spacious two double bedroom first floor apartment in the heart of the picturesque and sought after village of Elham. The property enjoys wonderful views over the village and rolling countryside beyond. An internal viewing this exceptional home comes highly recommended to appreciate the charm and space on offer. On street parking. NO CHAIN. EPC Rating: F

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Tenure Leasehold

Property Type Flat

Receptions 1

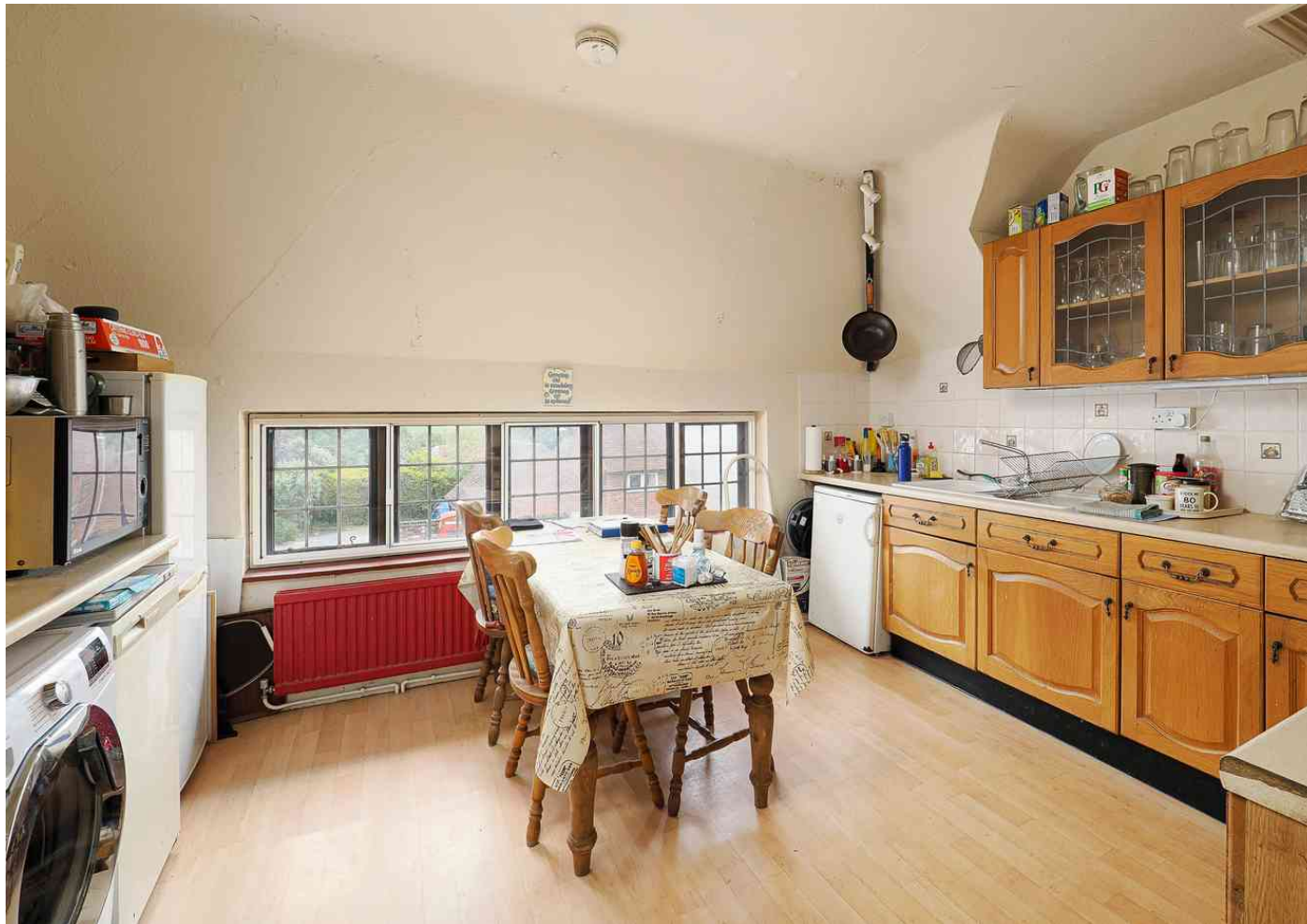
Bedrooms 2

Bathrooms 1

Parking On street parking

Heating Electric

EPC Rating F



Situation

This superb property is situated in the centre of the sought after and picturesque village of Elham. Being ideally located for amenities and having nearby access for superb country walks. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the exciting prospect of the public house in the ancient square being refurbished and reopened to the public. In the nearby town of Folkestone there are mainline railway stations with high Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

Ground floor entrance serving just one other apartment

Stairs to first floor

First floor

Communal landing

With entrance door to:

Entrance hall

Bedroom one

14' 4" x 11' 6" (4.37m x 3.51m)

Living/Dining room

20' 5" x 12' 0" (6.22m x 3.66m)

Inner hallway

Bedroom two

14' 4" x 11' 8" (4.37m x 3.56m)

Kitchen/breakfast room

13' 7" x 11' 2" (4.14m x 3.40m)

Modern bathroom/WC

Outside

Fenced area for bin storage etc.



Additional information

Lease - Approximately 106 years remaining

Service charge - £1889.00 per annum

Ground rent - £200.00 per annum



Approximate Gross Internal Area (Including Low Ceiling) = 85 sq m / 919 sq ft

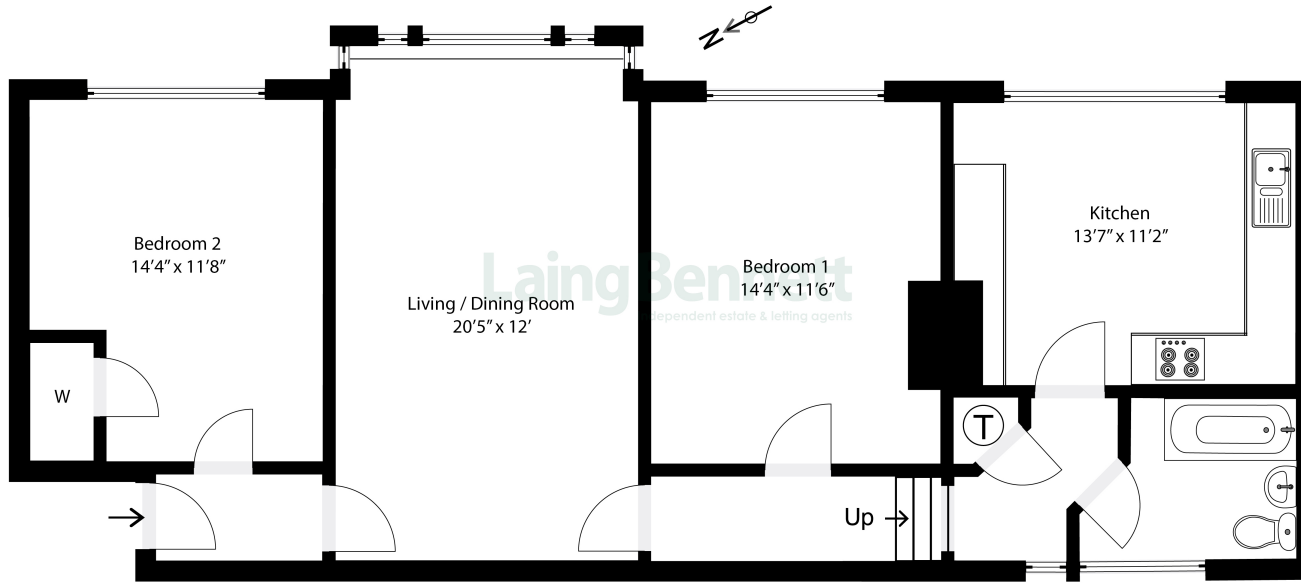
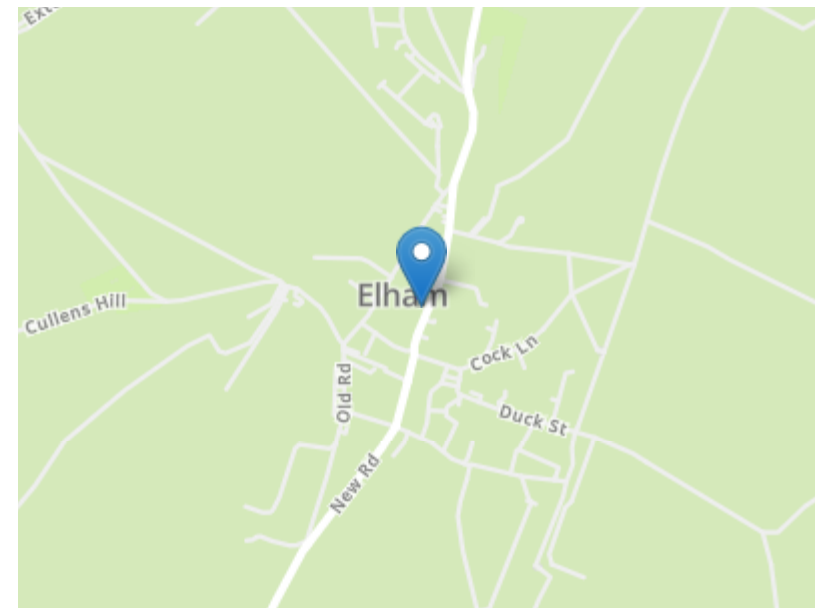


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

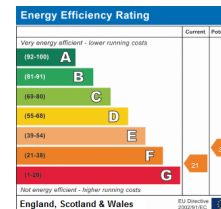
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