



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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15 River View, Sturry, Canterbury, Kent, CT2 0PG

£179,995 Leasehold

Located in the village of Sturry, this delightful two bedroom apartment offers a perfect blend of comfort and convenience with nearby shops, a butcher and a farm shop, along with local schools. Sturry offers excellent transport links, with bus routes into the Cathedral City of Canterbury and a train station within walking distance. Canterbury West is just one stop away, providing high-speed links into London St Pancras. Once you step inside you will find a hallway, living room, kitchen, bathroom and two great sized bedrooms one is currently used as a home office, but still offers the potential of being used a good size spare bedroom. To the outside front of the property, there is on street parking. To the rear there is an enclosed communal garden whereby each apartment owner has their own section accessed via a communal pathway and an easily accessible storage shed. This would make an ideal first time buy or investment being sold with no onward chain.



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**GROUND FLOOR**

**Communal Entrance**

**FIRST FLOOR**

**Entrance Hallway**

**Kitchen**

(2.21m x 3.89m)

**Lounge with Balcony**

(3.84m x 3.89m)

**Bedroom**

(2.95m x 3.65m)

**Bathroom**

(1.61m x 2.21m)

**Bedroom/ Study**

(2.04m x 3.1m)

**OUTSIDE**

**Communal Garden**

(Each flat has a private section)

**COUNCIL TAX BAND B**

**Lease Information**

Lease length 90 years  
 Service Charge: Approx. £1000 per annum  
 Ground Rent £10 per annum

**NB**

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	78

England, Scotland & Wales