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15 Mulberry Court, Stour Street, Canterbury, Kent, CT1 2NT

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**15 Mulberry Court, Stour Street,
Canterbury, Kent, CT1 2NT**

Guide Price £165,000 Leasehold

Mulberry Court is a very popular and attractive development of retirement apartments located in a particularly convenient 'tucked away' position in Stour Street. This well presented first floor apartment is within a couple of minutes walk of the High Street.

- One Bedroom First Floor Apartment
- Sitting Room
- Modern Kitchen & Bathroom
- Electric Heating
- Double Glazed Throughout
- On Site Warden During Office Hours
- Emergency Helpline System
- On Site Parking For Residents
- Residents Lounge
- Guest Suite
- No Chain

The front door leads to the entrance hall and through to the sitting room which has a window with a pleasant outlook over the front of the development.



The kitchen is well fitted with a range of wall and base units, an electric oven and hob and a space for a fridge/freezer.

The bedroom has built in wardrobes and the window has the same pleasant outlook to the front.

The shower room has a walk in shower, w.c and wash hand basin with vanity unit.

Mulberry Court benefits from a residents lounge which is host to a good deal of regular social events. There is a guest suite which is bookable through the house manager and a communal laundry room. There is also residents parking on site. The house manager is on site and is available for residents during office hours.

Lease: Approximately 62 years remaining.

The service charge for 1 April 2025 to 31 March 2026 is £3516.16.

The ground rent is currently £37.50 per quarter.

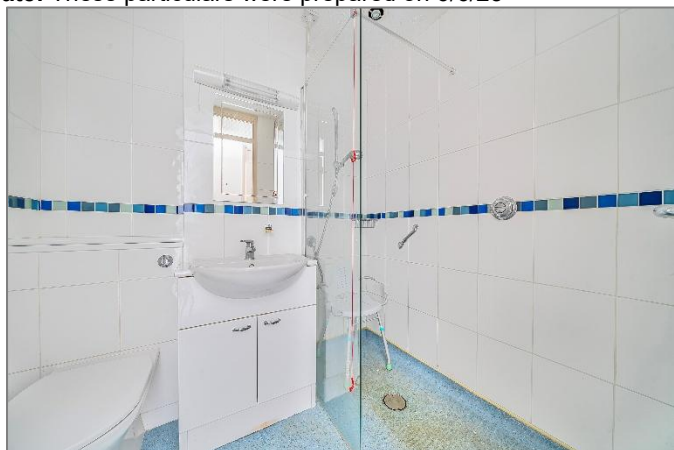
We have been given the above information verbally and suggest the purchaser and their solicitor checks before exchange of contracts.

Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111

Services: Mains electricity, water & drainage.

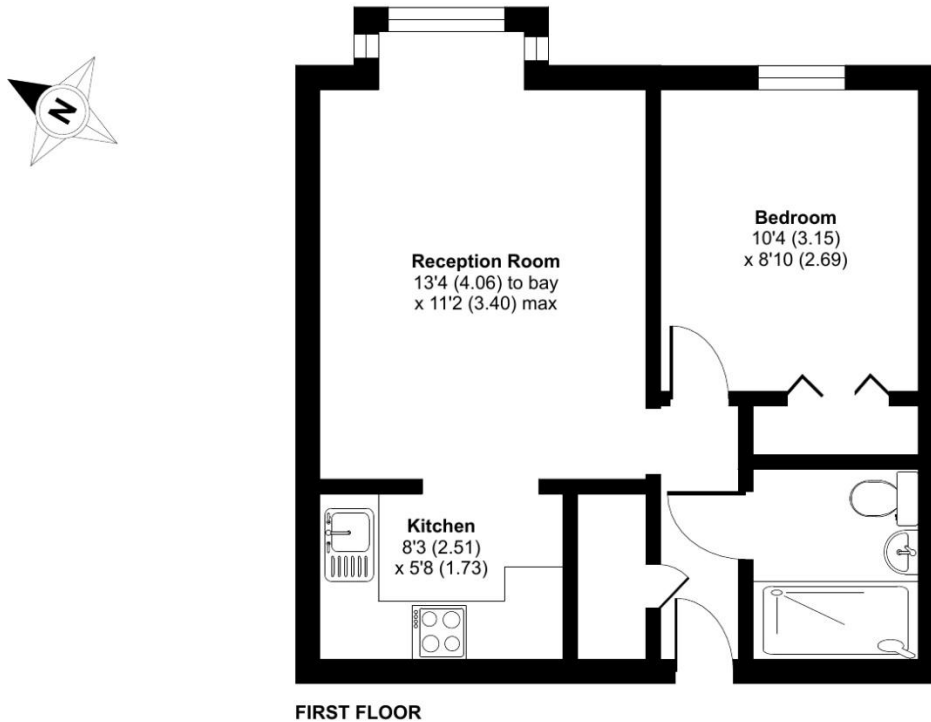
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 6/6/25

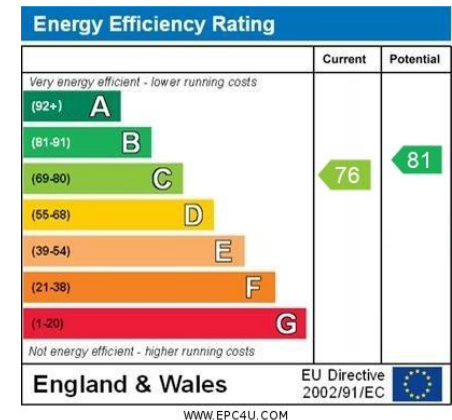


Approximate Area = 410 sq ft / 38.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2025. Produced for Finns. REF:1296851



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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