

Old Dover Road, Canterbury, Kent, CT1 3DE

£180,000





## Old Dover Road

### Canterbury CT1 3DE

A Stunning Loft Style Apartment Close to the city centre.

As marketing agents to the vendor, Sally Hatcher Estates are delighted to offer to the market this stunning loft style apartment which is located conveniently close to the city centre and just a few minutes walk from Canterbury East railway station. The apartment is presented, in our opinion, to an exceedingly high standard and has been neutrally decorated throughout to provide a comfortable living area which is open plan to a modern fitted kitchen. The vaulted ceilings in this apartment give the property a contemporary, loft style feel. Both bedrooms are doubles and the good sized bathroom is fitted with a modern white suite. Benefiting from a long lease and No Chain, this apartment would appeal to a first-time buyer. For any further details or to arrange a viewing please call our offices.

#### Communal front entrance door to;

Entrance hall, stairs leading to the third floor.

#### Personal Entrance Door opening to;

#### Sitting Room / Dining Room

14'7" x 12'6" (4.448 x 3.814)

Vaulted ceiling, front aspect double glazed windows with a double cupboard underneath, electric panel radiator, open plan to;





### **Kitchen**

7'7" x 6'8" (2.336 x 2.054)

Side aspect double glazed window, the kitchen is fitted with a range of shaker style high gloss units with roll top work surfaces, integrated electric hob oven and extractor fan over, washing machine, integral fridge, 1½ bowl sink unit with drainer and mixer tap, tiled splash backs, space for a tall fridge freezer.

### **Inner Hallway**

Doors opening to;

### **Bedroom One**

12'3" into recess x 10'9" (3.75 into recess x 3.301)

Vaulted ceiling, rear aspect double glazed windows, wall mounted electric radiator.

### **Bedroom Two**

9'4" x 7'4" (2.846 x 2.242)

Vaulted ceiling, two, side aspect double glazed windows, wall mounted electric radiator.

### **Bathroom**

9'7" into recess x 8'4" (2.931 into recess x 2.554)

Side and rear aspect double glazed window, bathroom suite comprising of a panel bath with shower and valve over with screen, pedestal wash hand basin, low-level WC with cupboard to side, electric wall mounted radiator.

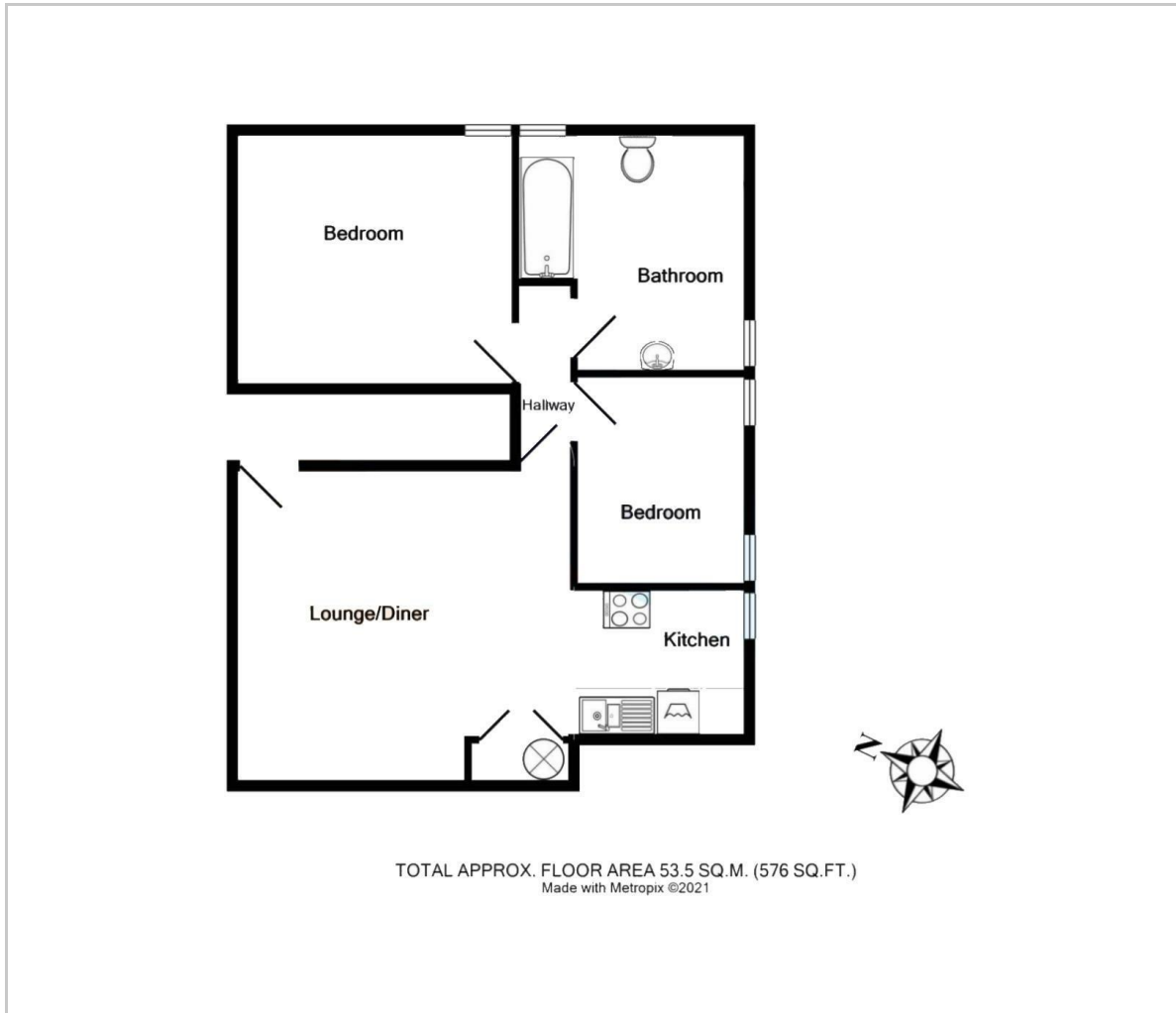
### **Lease Information**

999 Year Lease from 1976

Ground Rent 0

Maintenance Charges £1900 p/a

## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

