

Durovernum Court, Old Dover Road, Canterbury, Kent, CT1 3DA

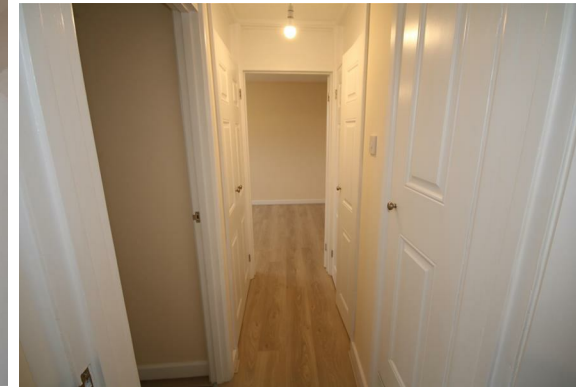
Asking Price £175,000



## Durovernum Court

Old Dover Road, Canterbury CT1  
3DA

Benefit of no on-ward chain currently yielding 6.51%  
return on investment.





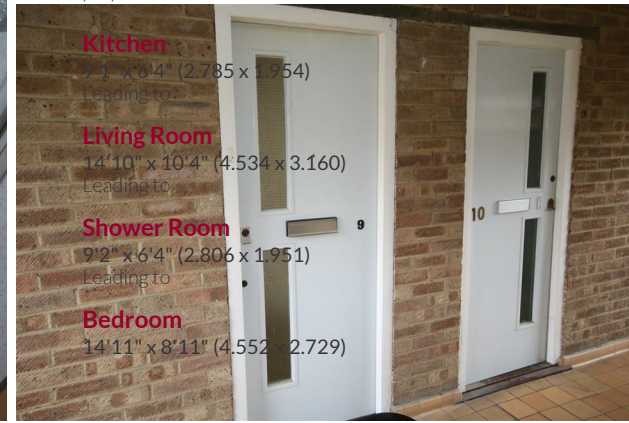
A great buy to let property located on the south side of the City close to Kent and Canterbury Hospital. The property is a one bedroom second floor apartment to lounge and fitted kitchen which has space for washing machine and under counter fridge and freezer, built in oven and gas hob. The bathroom has a spacious corner shower with vanity basin and WC. As there are two large cupboards ideal for hanging clothes and additional storage located in the hallway and bedroom. There is also a separate external store room located on the landing which is also great for additional storage. One allocated parking space is provided. The property is currently achieving £950 per month and tenanted until 1st February 2025

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a home.

Viewings strictly by appointment only  
 Council tax band B  
 Leasehold 999 years commencing from 25 March 1993  
 All fixtures and fittings are included in the sale price

**Identification checks**  
 Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



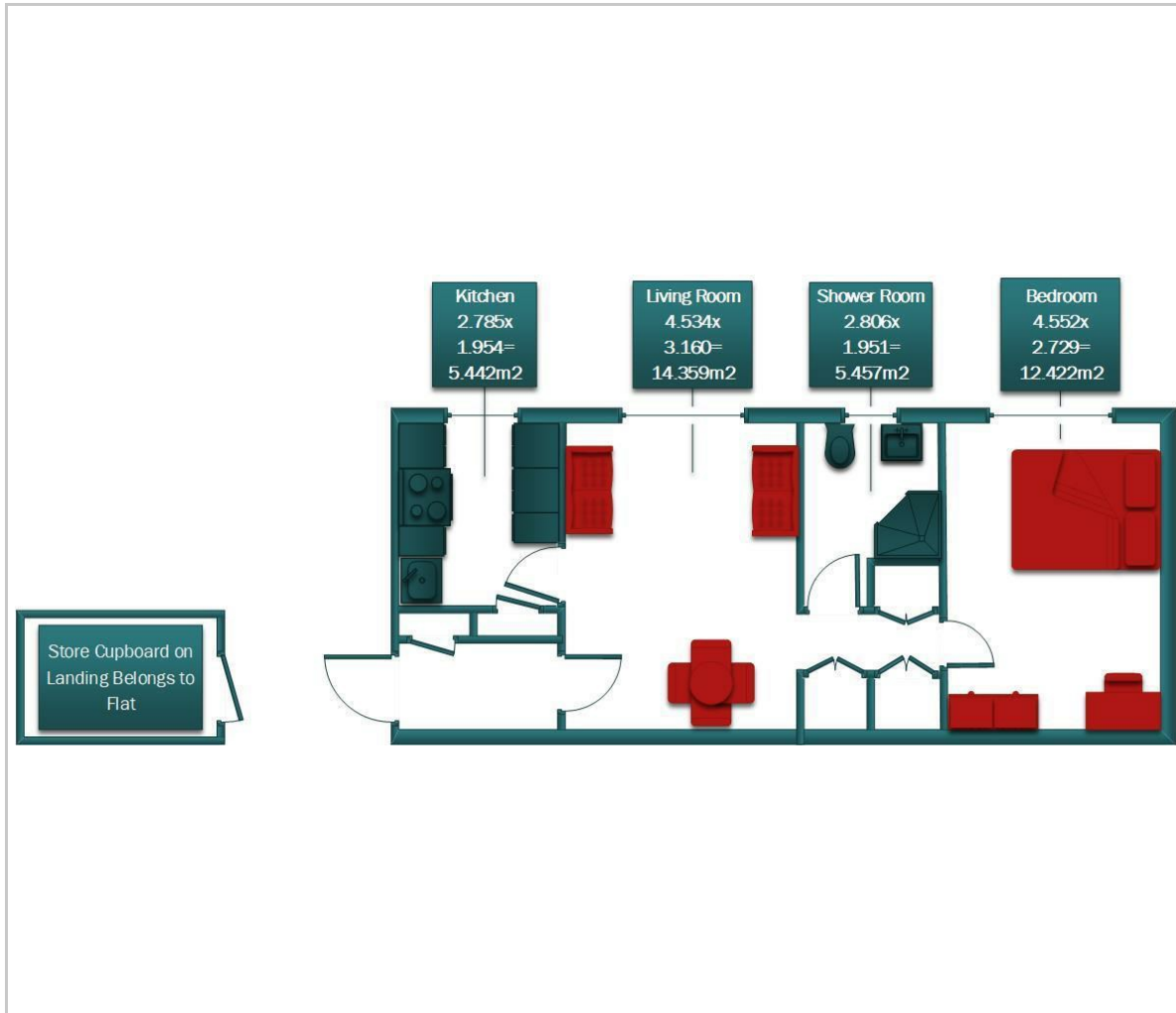
**Kitchen**  
 9'1" x 6'4" (2.785 x 1.954)  
 Leading to

**Living Room**  
 14'10" x 10'4" (4.534 x 3.160)  
 Leading to

**Shower Room**  
 9'2" x 6'4" (2.806 x 1.951)  
 Leading to

**Bedroom**  
 14'11" x 8'11" (4.552 x 2.729)

## 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

