

The Hoystings, 56 Old Dover Road, Canterbury, Kent, CT1 3DF

Guide Price £180,000





# The Hoystings

## 56 Old Dover Road, Canterbury

CT1 2DE

\* Guide Price £180,000 - £200,000 \*  
Investment buyers - currently tenanted until April 2026.

This first floor flat is within an attractive Grade II Listed building located in Old Dover Road, just a few minutes' walk from Canterbury City Centre and close to Canterbury East Train Station. The property has a private entrance which enters into the entrance hall, living room, kitchen, bedroom and bathroom with W.C. Council Tax Band B.

The lease is Dated 24th July 2019 and was granted for 125 years from this date. Ground Rent £350 per annum; Service Charges are £2021.42 per annum payable in 2 installments. All viewings are strictly by appointment only.

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.

Sport and local amenities  
Sporting and recreational opportunities nearby include: Golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Travel  
Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

**Communal front entrance door**  
Communal hallway with stairs to the first floor.

**Front entrance door opening to;**

**Entrance Hall**  
Laminate flooring, entry phone system, electric radiator, doors leading to;





### Open Plan Sitting / Dining / Kitchen

16'8" x 13'8" (5.10 x 4.19)

Side aspect window, kitchen is fitted with a range of eye level and base units with integral electric oven and hob, space for a larger fridge, stainless steel single sink unit and drainer, plumbing for a washing machine, laminate flooring, electric radiator, vaulted ceiling.

### Bedroom One

10'11" x 10'2" (3.34 x 3.11)

Front aspect casement window, electric radiator.

### Bedroom Two

9'8" x 8'8" into recess (2.95 x 2.65 into recess)

Front aspect sash window, electric radiator.

### Bathroom

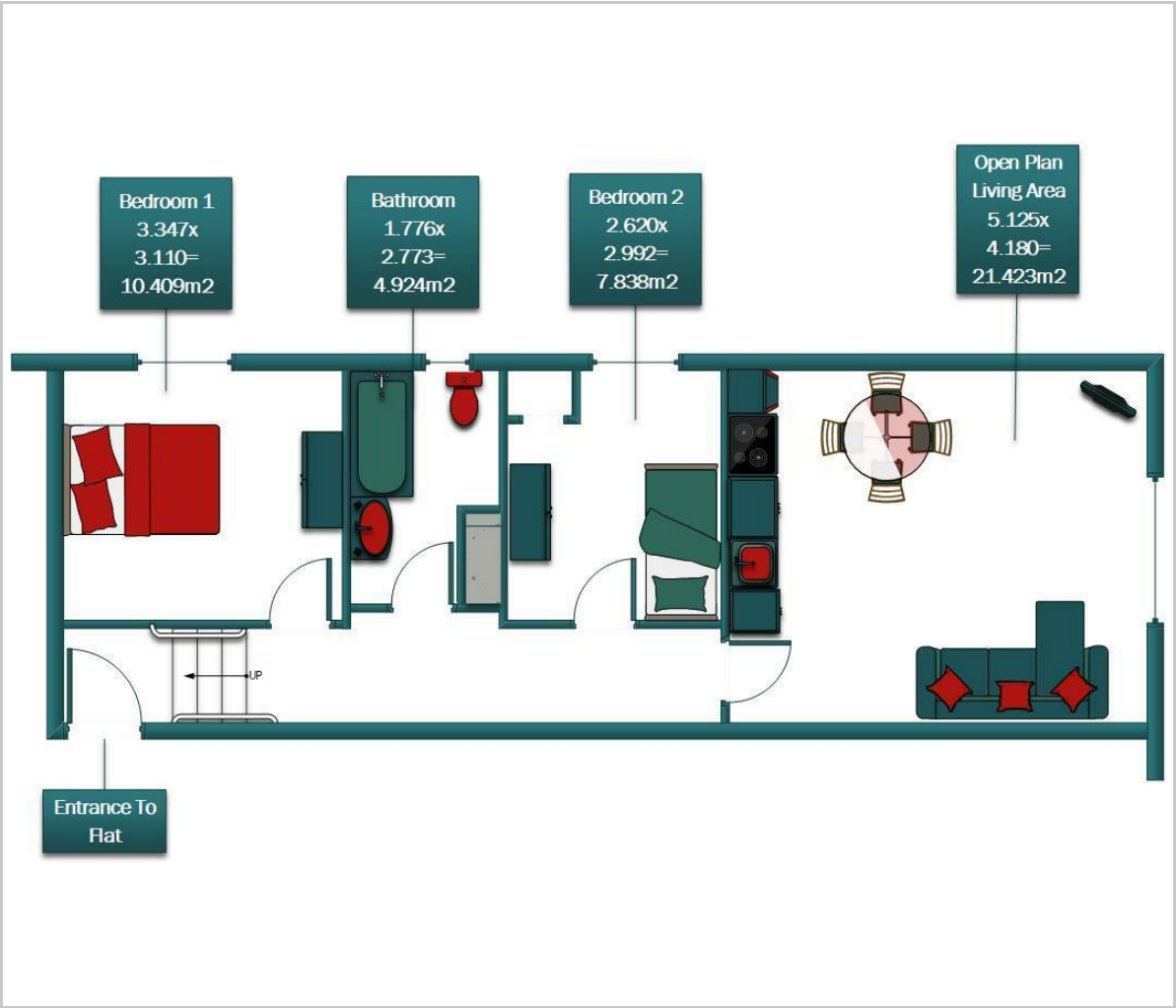
9'1" x 4'1" plus recess (2.78 x 1.25 plus recess)

Front aspect casement window, suite comprising of a panelled bath with over bath shower, pedestal wash hand basin, low-level WC, localised tiling and a tiled floor, extractor fan.



	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

