

Moat House, Rhodaus Close, Canterbury, CT1 2RF

Asking Price £155,000

Sally Hatcher  
*estates*





## Moat House

### Rhodaus Close, Canterbury CT1 2RF

One bedroom, ground floor flat ideal for first time buyers or investors.







Welcome to Moat House, a charming ground floor flat. This delightful purpose built property features one spacious reception room, perfect for relaxing or entertaining guests, and one well-appointed bedroom that offers a peaceful retreat. The fitted kitchen comes with oven and fridge and. The flat also includes a modern bathroom, ensuring convenience and comfort for its occupants.

One of the standout features of this property is its prime location. Situated close to the train station, residents will enjoy excellent transport links, making it an ideal choice for commuters or those who wish to explore the beautiful city of Canterbury and beyond.

Canterbury is renowned for its rich history and cultural heritage, making it an attractive location for residents. The city boasts a variety of shops, restaurants, and cafes, all within easy reach, allowing you to enjoy the vibrant local scene. Additionally, the stunning Canterbury Cathedral, a UNESCO World Heritage site, is just a stone's throw away, offering a glimpse into the city's storied past.

This flat presents a fantastic opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a promising addition to their portfolio. With its appealing layout and strategic location, this property is sure to attract interest from a variety of buyers.

In summary, Moat House offers a perfect blend of comfort, convenience, and potential, making it a must-see for anyone looking to invest in a property in Canterbury. Don't miss your chance to view this lovely flat and envision the possibilities it holds.

Leasehold - lease commenced on the 29 September 1996 for a term of 150 years expiring 28th September 2146  
Service charges £1,786.88 - currently paid quarterly to the sum of £446.72  
Ground rent is currently £250 per annum  
Council tax band B Canterbury City Council  
Additional fee - Freeholder uses solicitor to carry out name changes/alterations last quoted £1,000, Vendor is happy to split this cost 50/50.

Broad band speeds High Download 15 Mbps upload 1 Mbps  
Mobile EE and Three voice and data likely

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.

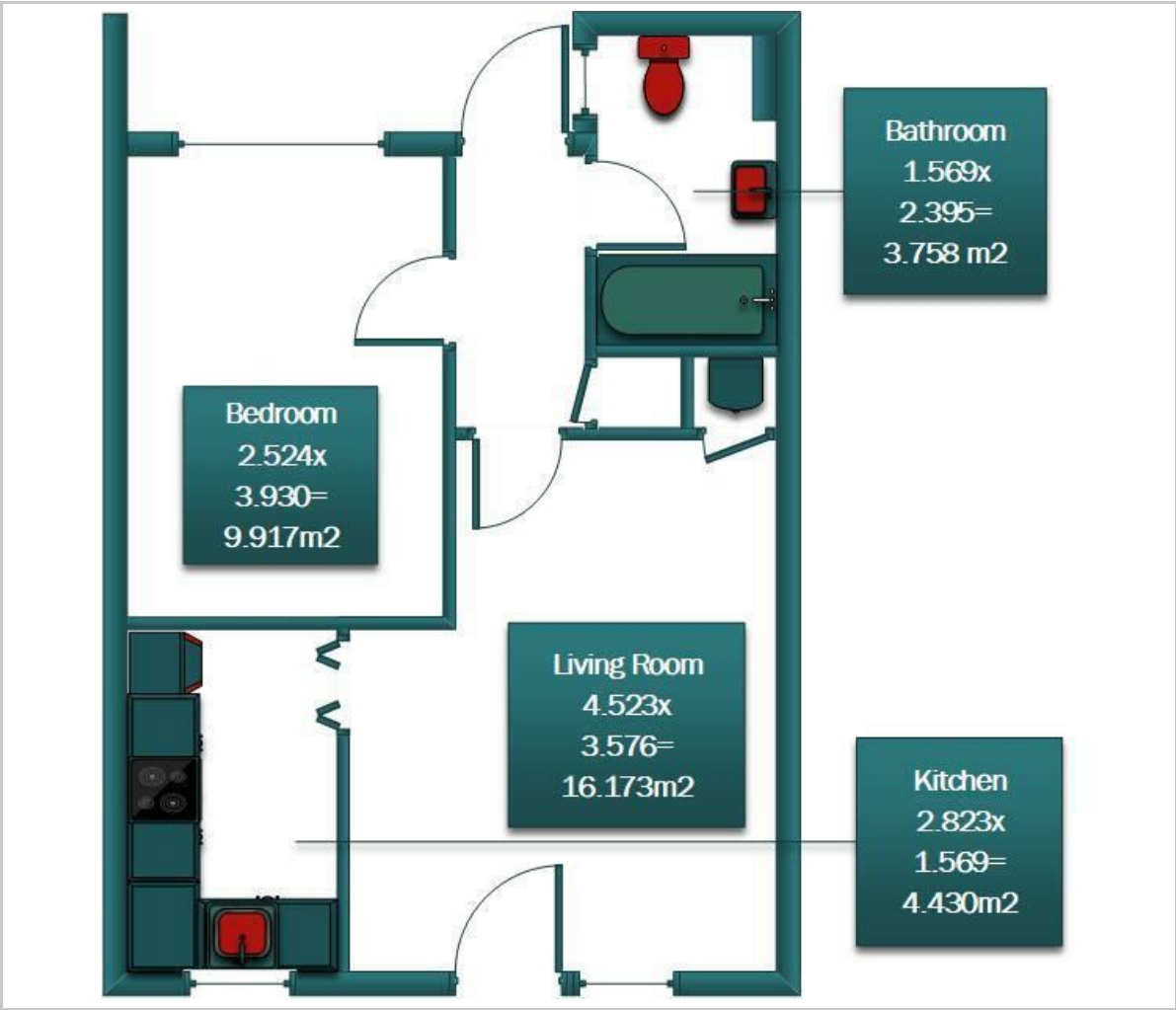
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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.

**Bedroom**  
8'3" x 12'10" (2.524 x 3.930)

**Bathroom**  
5'1" x 7'10" (1.569 x 2.395)



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

