



CHRISTOPHER HODGSON

# Canterbury

## *1 St Thomas Place Old Ruttington Lane, Canterbury, Kent, CT1 1NY*

Freehold

An attractive Georgian style townhouse forming part of a prestigious development built in 2018 by highly respected developers, Rogate. St Thomas Place is conveniently positioned within walking distance (0.5 miles) of the vibrant centre of this historic Cathedral City and within close proximity of Canterbury Christ Church University, The King's School, and two mainline stations providing high speed rail links to London.

The generous and versatile accommodation is beautifully presented throughout and arranged over three floors. The ground floor comprises an open-plan living room with kitchen/dining area with windows to three sides, casement doors opening to the garden, a cloakroom and utility cupboard.

To the first floor there is bright and spacious sitting room enjoying views towards Canterbury Cathedral, a double bedroom and a stylish shower room. The second floor consists of three further bedrooms (two with fitted wardrobes) and two bathrooms,

with the principal bedroom benefiting from an en-suite shower room.

The house is finished and equipped to a high standard throughout, including under floor heating on the ground floor, double glazed sash windows and a MVHR system (Mechanical Ventilation & Heat Recovery).

Externally there is a delightful walled courtyard garden with a substantial store. The property also benefits from one allocated parking space and a charging point for electric vehicles in the adjacent secure gated car park.

### LOCATION

St Thomas Place is accessible to Canterbury West mainline railway station (0.5 miles) as well as Canterbury bus station (0.3 miles). Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, bars, highly regarded restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Canterbury provides easy access to the A2/M2 and subsequent motorway network and the mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins), and high speed links from Canterbury West to London St Pancras (approximately 56 mins).

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Living Room 20'4" x 17'5" (6.20m x 5.31m)

- Kitchen/Dining Room 20'4" x 9'2" (6.20m x 2.79m)

- Utility Room 5'7" x 4'3" (1.70m x 1.30m)

- Cloakroom

#### FIRST FLOOR

- Sitting Room 20'4" x 15'1" (6.20m x 4.60m)

- Bedroom 3 12'1" x 10'5" (3.7m x 3.20m)

- Shower Room 9'6" x 5'2" (2.90m x 1.57m)

#### SECOND FLOOR

- Bedroom 1 14'9" x 10'2" (4.5m x 3.10m)

- En-Suite Shower Room 9'6" x 5'2" (2.90m x 1.57m)

- Bedroom 2 12'1" x 10'5" (3.70m x 3.20m)

- Bedroom 4/Study 9'10" x 7'2" (3.00m x 2.20m)

- Bathroom 7'3" x 5'7" (2.21m x 1.70m)

#### OUTSIDE

- Garden 20' x 6' (6.10m x 1.83m)

- Parking

The property benefits from one allocated parking space with a charging point for electric vehicles in the adjacent secure gated parking area.

#### VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.

#### Service Charge

We have been advised that the Service Charge for 2023/2024 is £540 per annum, which contributes towards the maintenance of the parking area, electronically operated gates, and grass verges (subject to confirmation from the vendor's solicitor).









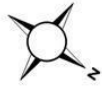
**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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**ENERGY PERFORMANCE CERTIFICATE**

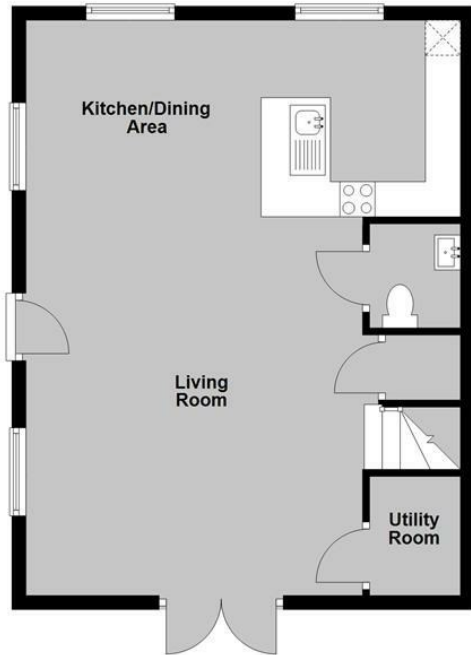
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		85	85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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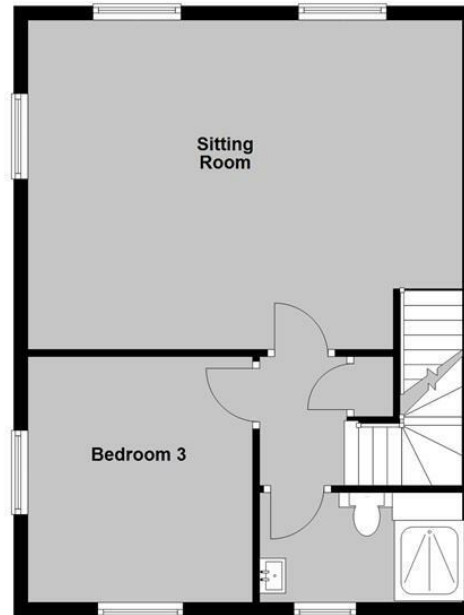
### Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



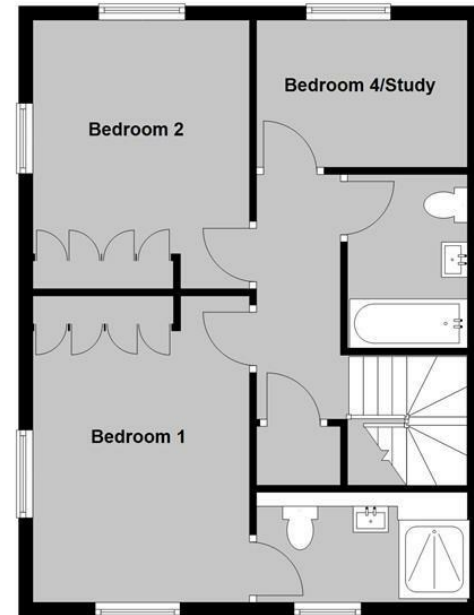
### First Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



### Second Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 152.2 sq. metres (1638.4 sq. feet)





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