



28 Deans Mill Court, The Causeway, Canterbury, Kent, CT1 2BF

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Canterbury, Kent, CT1 2BF**

Guide Price £100,000 Leasehold

A delightful one bedroom retirement apartment located in the ever popular Deans Mill Court development set on the banks of the river Stour just a stones throw from the City centre, St Dunstan's, The Marlowe Theatre & Canterbury West railway station.

- One Bedroom Retirement Apartment
- No Chain
- Lovely Views Over The River Stour
- Warden Assisted
- Second Floor
- Lift to all floors
- Communal Gardens
- Residents Lounge
- Residents Parking
- Residents Laundry Facilities & Guest Suite
- Convenient Location Close To The City Centre & St Dunstan's

The front door opens to the entrance hall which provides plenty of storage. The sitting room is bright and spacious and has two windows to the front of the building with views over the rooftops of North Lane and along the river Stour. The kitchen has a good range of wall and base units with an electric oven and spaces for a fridge and freezer.



The bedroom is a good size double and benefits from ample built in storage and also has a pleasant outlook over the river.

The bathroom has a large, double walk in shower a w.c and wash hand basin.

There is electric central heating throughout.

Deans Mill Court is surrounded by large, established communal gardens and is set on the banks of the river Stour and benefits from residents parking which we understand is offered on a first come, first served basis. The Causeway is just a short walk to the city centre with an abundance of restaurants and leisure facilities nearby. Also nearby is the Sainsbury's supermarket, Canterbury West railway station and the Marlowe Theatre.

Please note it is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. There is a development manager along with a 24 hour emergency call system to offer peace of mind.

Service Charge: £1,887.30 payable every 6 months.

Ground Rent: Details awaited

Lease Length: 125 years from 01.02.1994 (96 years remaining)

The above have been provided by the vendor and should be checked by the purchaser and their solicitor before exchange of contracts.

Viewing: By appointment through Finn's, Canterbury.

Tel: 01227 454111

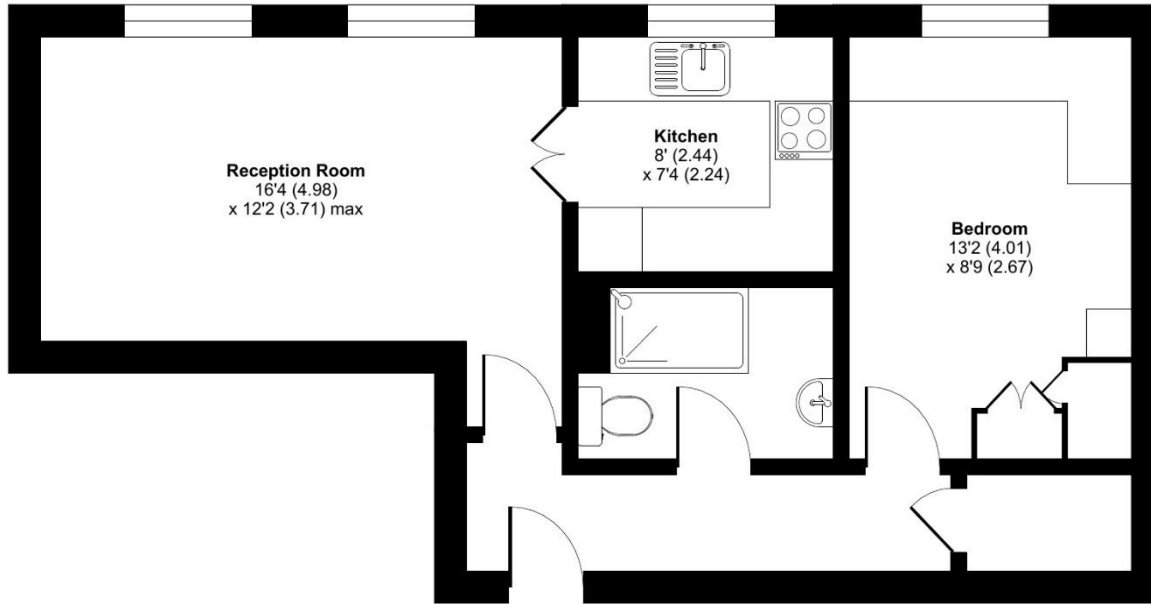
Services: Mains electricity, water & drainage

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

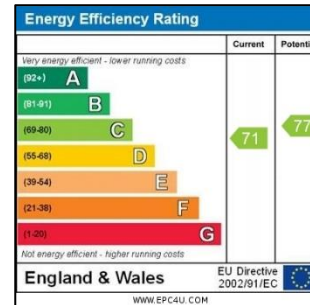
Date: These particulars were prepared on 5/12/23



Approximate Area = 473 sq ft / 44 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1063299



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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