



Since 1865

8 Great Stour Place, St Stephen's Fields, North Lane, Canterbury, Kent, CT2 7EY

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**8 Great Stour Place, St Stephen's Fields,  
North Lane, Canterbury, Kent, CT2 7EY**

**Guide Price £295,000 Leasehold**

A beautifully presented two bedroom first floor maisonette apartment with parking in the sought-after, gated Great Stour Place development situated just a two minute walk from both Canterbury West railway station and the City centre.

- Very Well Presented Two Bedroom Maisonette Apartment
- First Floor With Its Own Entrance
- Situated In An Exclusive, Tucked Away Gated Development
- Allocated Parking Space
- Bright & Spacious Accommodation
- Open Plan Sitting Room, Kitchen & Dining Room
- Large Landing With Study Area
- Electric Heating
- Just A 2 Minute Walk From Canterbury West & The City Centre



The bustling High Street is just a short walk away offering an excellent range of shopping, coffee shops, bars, restaurants, the Marlowe Theatre, and many other cultural interests. Canterbury offers a superb selection of schools, colleges and universities all within walking distance of the apartment. Train links are excellent with two mainline railway stations providing services into London, with Canterbury West and its high-speed service to St Pancras in just 56 minutes.

**Lease:**

199 Years from 2000. 175 years remaining.

**Service Charge:**

£680.00 per Quarter (approximately £2,720 per annum)

**Ground Rent:**

Only a peppercorn ground rent is payable

**Viewing:** By appointment through Finn's, Canterbury.

Tel: 01227 454111

**Services:** Mains electricity, water & drainage.

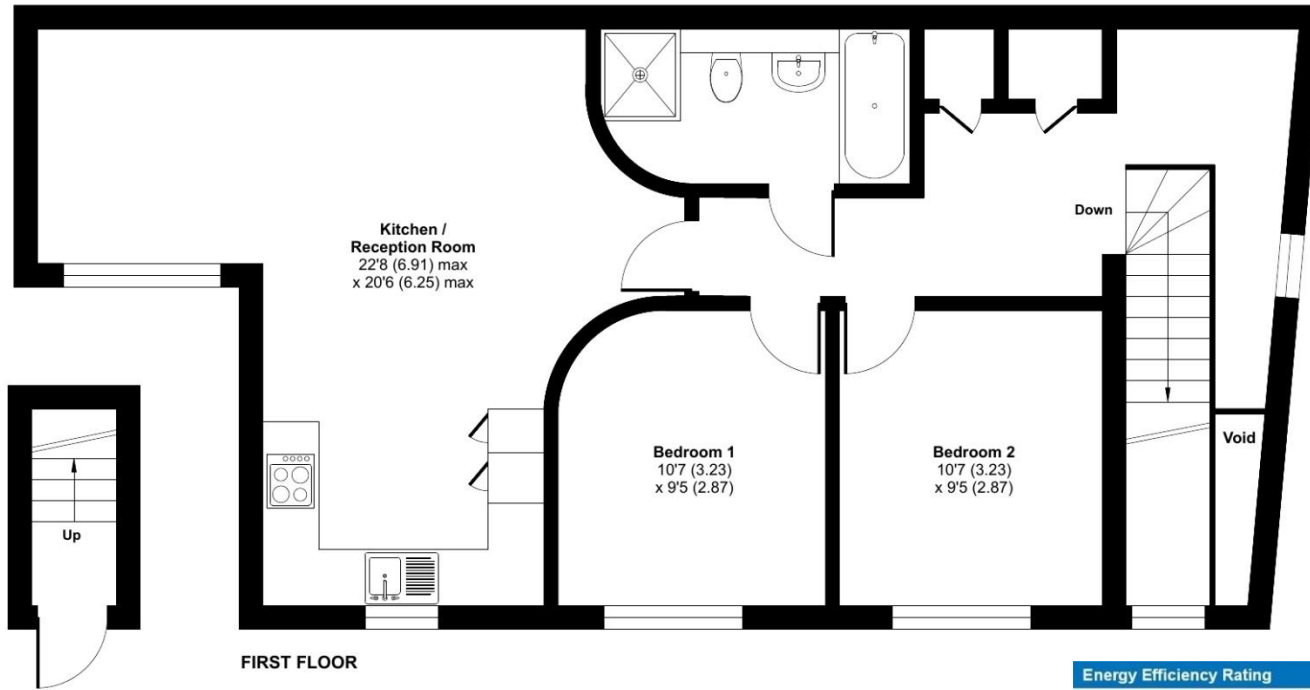
**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 26/3/24





Approximate Area = 824 sq ft / 76.5 sq m  
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Finns. REF: 1105319

**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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82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
Tel: 01843 848230

