



Since 1865



**3 Nackington Court, Old Dover Road,
Canterbury, Kent, CT1 3ET**

Guide Price £280,000 Leasehold

A bright and spacious two bedroom top floor apartment with parking, situated in a sought-after residential area just under a mile from Canterbury City centre.

- Bright & Spacious Two Bedroom Apartment
- Gas Central Heating
- Two Reception Rooms
- Large Communal Gardens
- Garage
- Balcony
- No Chain
- Just Under A Mile From Canterbury City Centre

The accommodation comprises a spacious entrance hall with ample built in storage and cloakroom. The spacious sitting room has windows to the front and a door which leads to the balcony. There is a separate dining room and a kitchen with a good range of wall and base units and spaces for appliances.

Both bedrooms are good size doubles with built in wardrobes and the bathroom comprises a corner shower, w.c., wash hand basin and heated towel rail.



Outside, there are large communal gardens to the rear and a garage providing off road parking.

The property is ideally located being just under 1 mile from Canterbury city centre and is just opposite the Kent County Cricket Ground. There is a Sainsbury's Local supermarket close by and a regular bus service to and from the city centre.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Service Charge: £2,788 per year.

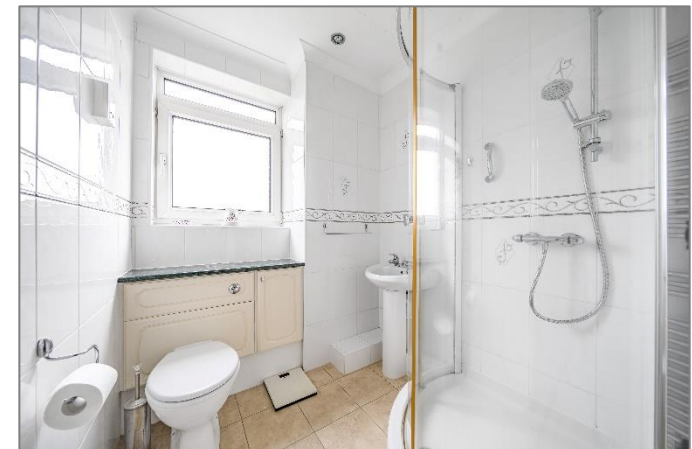
Ground Rent: Details awaited.

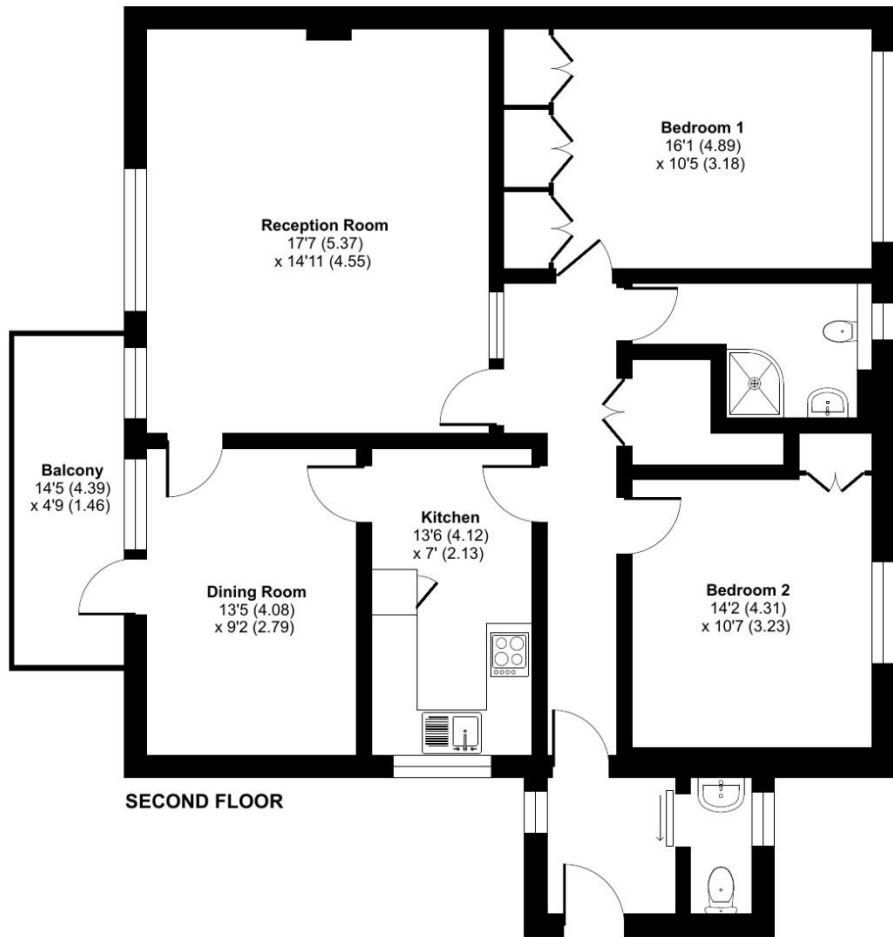
Lease: Approximately 113 years remaining

(We have been given the above lease and service charge information from the seller and suggest the purchaser and their solicitor to check this information prior to exchange)

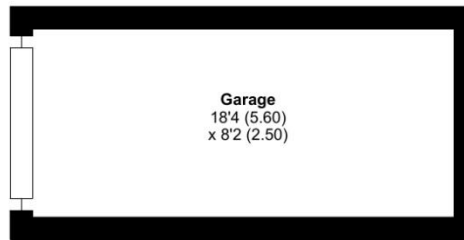
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 18/6/24





Approximate Area = 1063 sq ft / 98.7 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1214 sq ft / 112.7 sq m
 For identification only - Not to scale



GARAGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Finns. REF: 1124143

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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 Canterbury
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 Lettings: 01227 452111

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 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
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 Kent CT7 0NE
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