



since 1865

Flat 2, Clare Court, 53 London Road, Canterbury, Kent, CT2 8JY

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**Flat 2, Clare Court, 53 London Road,  
Canterbury, Kent, CT2 8JY**

**£270,000 Leasehold**

A beautifully presented two bedroom ground floor apartment with wonderfully high ceilings, a private garden and allocated parking on the London Road just moments from the City centre and Canterbury West railway station.

- Two Bedroom Ground Floor Apartment
- Modernised To A High Standard Throughout
- Private Garden
- Off Road Parking
- Wonderfully High Ceilings
- Just A Few Minutes' Walk To Canterbury West Station
- No Chain

The front door opens to the communal hallway and the entrance to Flat 2 is on your right hand side. The front door opens to the entrance hall which benefits from built in storage and through to the sitting room. The first thing which strikes you is the wonderful proportions, with high ceilings and an elegant floor to ceiling bay window which overlooks the pretty back garden. The kitchen is fitted with a good range of wall and base units and has an electric oven, gas hob and spaces for other appliances.

Bedroom one is to the front of the building and has another large bay window to the front. Bedroom two is to the rear and benefits

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



from an en-suite cloakroom. The family bathroom completes the accommodation inside.

Outside, the apartment benefits from a generous rear garden which measures approximately 31' x 24' and is attractively laid out with a paved seating area and lawn. There is a back gate which leads to the off road parking at the rear.

**Service Charge:**

External Service Charge 1<sup>st</sup> January – 31<sup>st</sup> December 2025: £1,203.14

Internal Service Charge 1<sup>st</sup> January – 31<sup>st</sup> December 2025: £509.33

(Total: £1,712.47 per annum).

**Ground Rent:** £50 per year.

**Lease Length:** 999 years from 1<sup>st</sup> January 1988.

We have been given the above information by the vendor and suggest the purchaser and their solicitor check this information before exchange of contracts.

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

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

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

**Date:** These particulars were prepared on 17/9/25



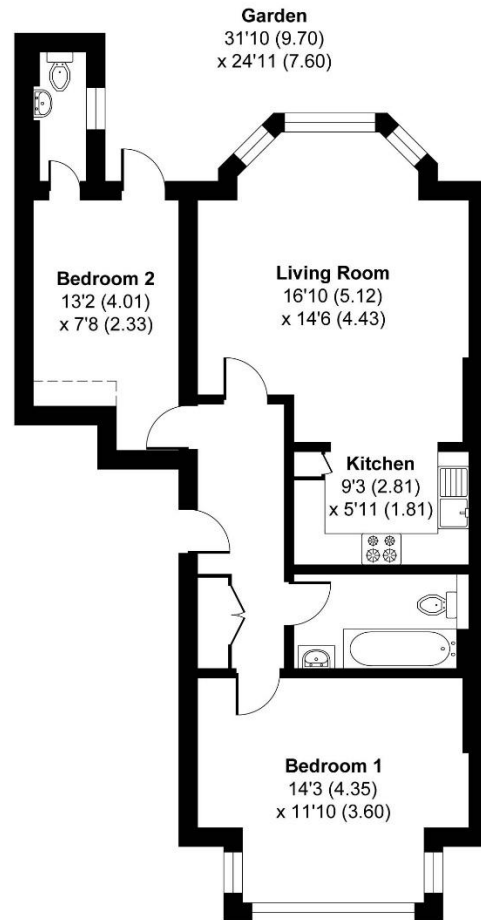


## Claire Court, London Road, Canterbury

Approximate Gross Internal Area = 61.55 sq m / 662.51 sq ft

For identification only - Not to scale

 = Restricted Head Height



**GROUND FLOOR**



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-90) <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 |         |                         |
|                                             | 70      | 72                      |
| England & Wales                             |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |         |                         |

**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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