

CHRISTOPHER HODGSON



Canterbury

£395,000

Leasehold - Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Canterbury

Flat 6, 61 New Dover Road, Canterbury, Kent, CT1 3DX

This exceptionally spacious 3-bedroom apartment forms part of an attractive and substantial period building, ideally positioned just moments from the city centre. The location offers an excellent range of shopping and cultural amenities, and is within easy reach of highly regarded schools, the St Lawrence Cricket Ground, the bus station, and both Canterbury East (0.9 miles) and Canterbury West (1.2 miles) mainline stations, which provide high-speed services to London.

The generously proportioned and versatile accommodation extends to approximately 1,658 sq ft (154 sq m). It comprises a large reception hall, a sitting room

with feature fireplace, a kitchen/dining room, three bedrooms, two bathrooms, and a utility room. Outside the living accommodation, the property includes a workshop/storage room with mains power and further storage space.

The property enjoys access to extensive communal gardens, which can be reached directly from the apartment's private rear entrance, along with one allocated parking space in the residents' car park. Share of freehold. No onward chain.



LOCATION

New Dover Road is a desirable road within short walking distance of the City Centre (0.6 miles) and conveniently positioned for access to both Canterbury East mainline station (0.9 miles), Canterbury West mainline station (1.2 miles) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 82 mins) and high speed links from Canterbury West to London St Pancras (approximately 53 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Communal Hall

LOWER GROUND FLOOR

- Reception Hall 35'9" x 8'10" (10.91 x 2.71)
- Sitting Room 17'0" x 15'3" (5.2m x 4.66m)
- Kitchen/Dining Room 17'3" x 14'10" (5.27m x 4.53m)
- Bedroom 1 20'8" x 10'2" (6.31m x 3.10m)
- Bedroom 2 15'11" x 12'10" (4.86m x 3.92m)
- Bedroom 3 9'2" x 6'6" (2.8m x 2m)
- Shower Room
- Bathroom
- Utility Room 13'6" x 7'10" (4.14m x 2.39m)

LEASE

The property is being sold with the remainder of a 199 year lease granted in 2014 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

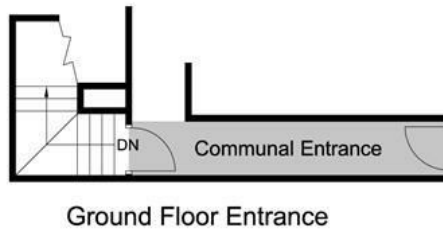
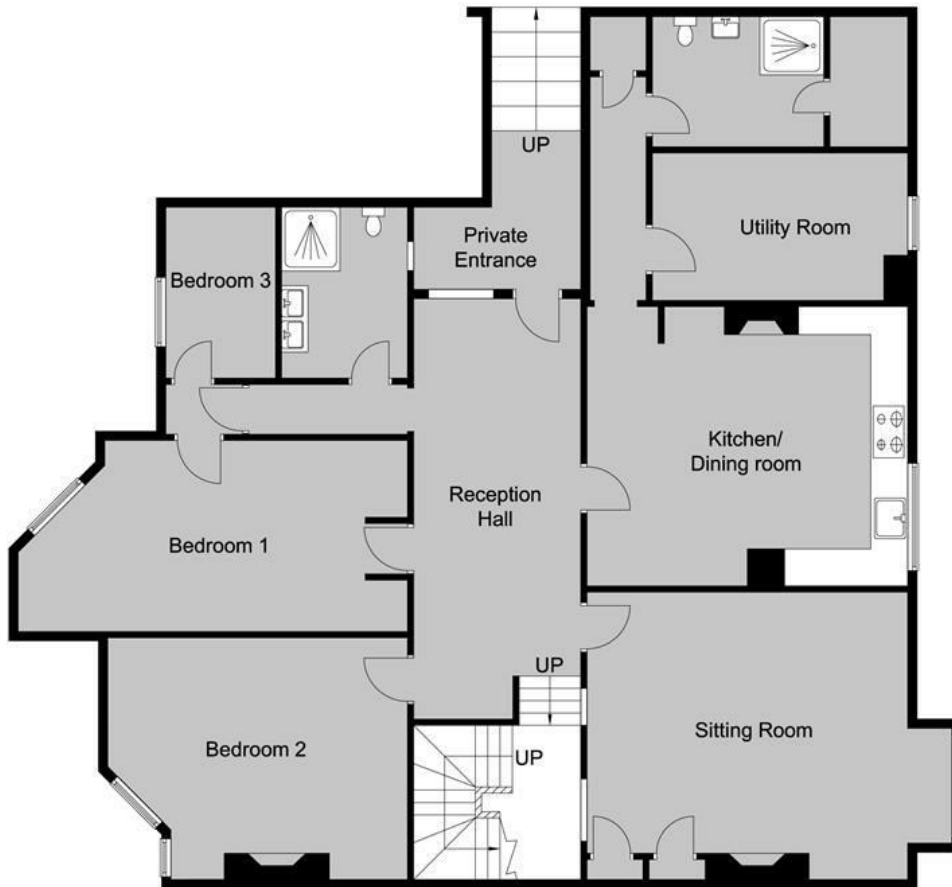
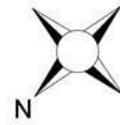
GROUND RENT

NIL (subject to confirmation from vendor's solicitor).



SERVICE CHARGE
£3,000 per annum (subject to confirmation from vendor's solicitor)

Lower Ground Floor
Main area: approx. 154.1 sq. metres (1658.7 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
93-100 Energy efficient Green rating scale	B		
82-92 Energy efficient Green rating scale	C		
69-81 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
39-54 Energy efficient Green rating scale	F		
13-38 Energy efficient Green rating scale	G		
100 Energy efficient Green rating scale		64	79
England & Wales		01 December 2020/2021	

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