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

An exceptionally spacious apartment forming part of this substantial and attractive period building, ideally situated in a prime location moments from the City centre, which offers an excellent range of shopping and cultural facilities, and within close proximity to highly regarded schools, The St. Lawrence Cricket Ground, bus station and both Canterbury East (0.9 miles) and West (1.2 miles) mainline railway stations which provide High Speed services to London.

The generously proportioned and versatile accommodation extends to 1658 sq ft (154 sq m) and is arranged to provide a large reception hall, a sitting room with a feature fireplace, a kitchen/dining room, two bedrooms, three bathrooms, and a utility room. Currently arranged as two bedrooms and three bathrooms, the property offers excellent flexibility, with the principal en-suite shower room having been originally designed as a third bedroom, which may be reinstated if desired.

Outside the property benefits from use of the extensive communal gardens, which can be accessed directly from the apartment's private rear entrance, and one allocated parking space within a 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

• 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)

• Shower Room

• 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).

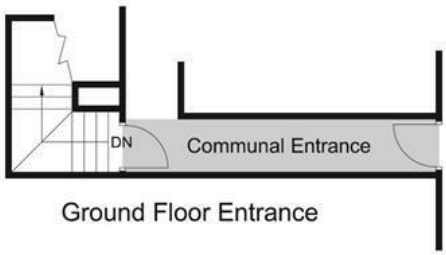
SHARE OF FREEHOLD
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

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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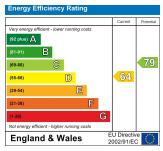

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