

FINN'S

Flat 3, 59 New Dover Road, Canterbury, Kent, CT1 3DX

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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

Flat 3, 59 New Dover Road, Canterbury, Kent, CT1 3DX

£185,000 Leasehold

A rare opportunity to purchase a two bedroom, first floor apartment in a grand Victorian building located on the popular New Dover Road just a 10 minute walk from Canterbury city centre. The apartment has allocated parking, wonderfully high ceilings, bright and spacious rooms and would now benefit from some modernisation & improvement.

- Two Bedroom First Floor Apartment
- No Chain
- Now In Need Of Some Modernisation & Improvement

From the ground floor the front door opens to the communal entrance and stairs lead to the first floor. The front door to the apartment opens to the entrance hall and through to the spacious sitting room which has wonderfully high ceilings, two original cupboards and a fireplace. Both bedrooms are of a good size and bedroom one benefits from a built in cupboard.

The kitchen is fitted with a range of wall and base units with spaces for appliances and a breakfast table. The bathroom comprises a shower, wash hand basin and w.c.









Parking is available on the private road. There is a long-standing informal arrangement with neighbours allowing one space outside the flat to be used, but this is not documented in the lease.

New Dover Road is a desirable street close to central Canterbury, lined with period properties and just a 10 minute walk from the High Street and Whitefriars Shopping Centre. Local amenities are within easy reach with M&S, Sainsbury's Local and Tesco Metro all nearby. Cultural highlights such as the Marlowe Theatre, Canterbury Cathedral and a diverse array of restaurants, bars, and cafés are all nearby. Canterbury West railway station is just over a mile away with its high speed service to London St Pancras in just 56 minutes.

Leasehold: Lease extension to be granted upon sale, resulting in approximately 140 years remaining on the lease.

Service Charge: £796 per year.

Ground Rent: Included within the service charge.

We have been given the above information by the vendors and suggest the purchaser and their solicitor checks this 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).

Date: These particulars were prepared on 22/9/25 and amended on 27/10/26.



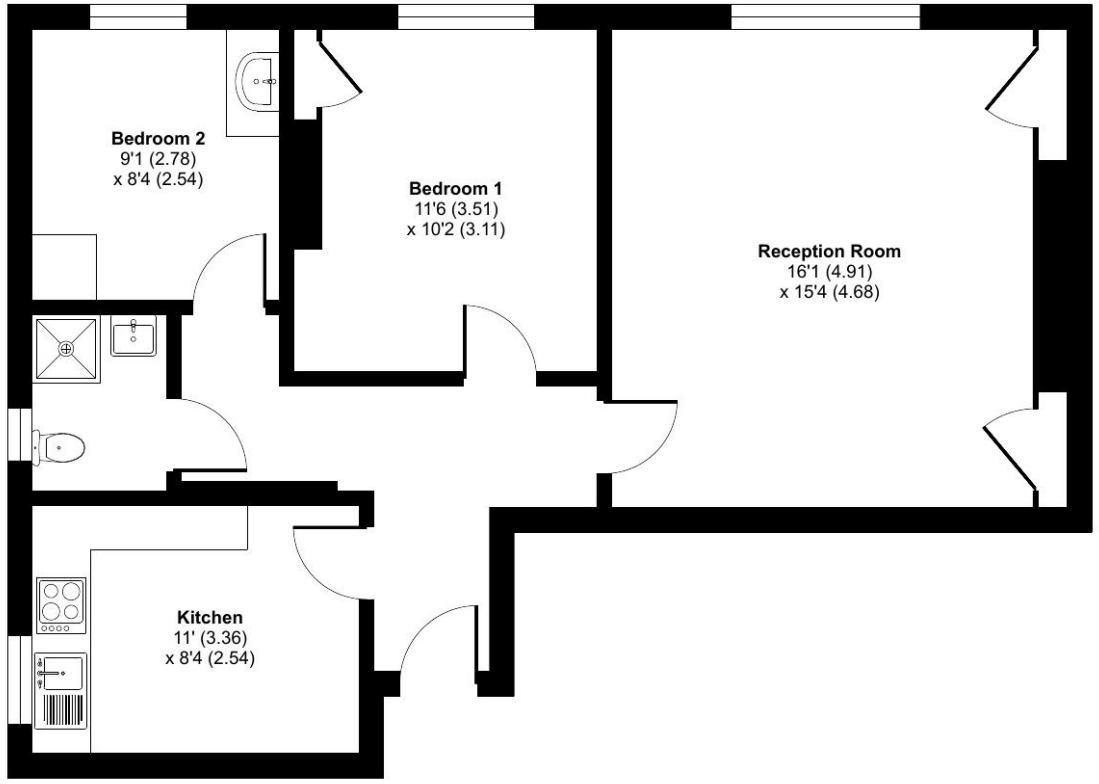




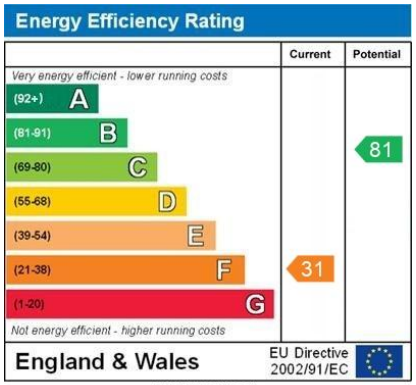


Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



FIRST FLOOR



WWW.EPC4U.COM

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Finns. REF: 1357557

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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