

CHRISTOPHER HODGSON



Canterbury
£335,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

13 St Thomas Place Old Ruttington Lane, Canterbury, Kent, CT1 1NY

A luxurious Penthouse apartment forming part of a prestigious development of 8 townhouses and 6 apartments, built in 2018 by highly respected local developers, Rogate. St Thomas Place is conveniently positioned within walking distance (0.5 miles) of the vibrant centre of this historic Cathedral City and within close proximity of Canterbury Christ Church University, The King's School, and two mainline stations providing high speed rail links to London.

The apartment is finished to a high specification throughout, to include superior quality fixtures and fittings, Amtico flooring with underfloor heating, telephone entry system, a contemporary kitchen with integrated Neff appliances and an MHVR (Mechanical Ventilation and

Heat Recovery) system. The light and airy accommodation is presented in smart contemporary style throughout and totals 968 sq ft (89.9 sq m), arranged to provide an entrance hall with utility cupboard, a generous living room with vaulted ceiling, open-plan to a contemporary fitted kitchen, two double bedrooms and a sleek modern shower room.

Remainder of a 10 year BLP new build warranty. No onward chain.



Location

Just a short walk away from the Cathedral Precincts and St Augustine's Abbey. The apartment is convenient for access to Canterbury West mainline railway station (0.5 of miles distant) as well as Canterbury bus station (0.3 miles distant). Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, bars, highly regarded restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Canterbury provides easy access to the A2/M2 and subsequent motorway network and the mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins), and high speed links from Canterbury West to London St Pancras (approximately 56 mins).

Accommodation

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

SECOND FLOOR

- Entrance Hall 30'10" x 5'1" (9.4m x 1.56m)
- Living Room/Kitchen 26'1" x 14'3" (7.96m x 4.35m)
- Bedroom 1 15'2" x 10'4" (4.62m x 3.15m)

- Bedroom 2 15'3" x 12'6" (4.64m x 3.82m)
- Shower Room 7'7" x 6'10" (2.32m x 2.09m)

Lease

The property benefits from the remainder of a 199 year lease granted on 1st January 2017 (subject to confirmation from the vendor's solicitor).

Service/Maintenance Charge

The annual service and maintenance charge for 2023/2024 is £1,315 (subject to confirmation from vendor's solicitors).

Ground Rent

Nil (to be confirmed by the vendors solicitors).

Warranty

Remainder of 10 year BLP new build warranty which commenced in 2018 (to be confirmed by vendors' solicitors).

Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a viewing.





Total area: approx. 89.3 sq. metres (961.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Best
A++ (92-100)	93
A+ (89-91)	83
A (86-88)	
B (83-85)	
C (81-82)	
D (79-80)	
E (77-78)	
F (75-76)	
G (73-74)	
Least energy efficient (oldest properties)	Worst
England & Wales	

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