

CHRISTOPHER HODGSON



Canterbury

£309,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

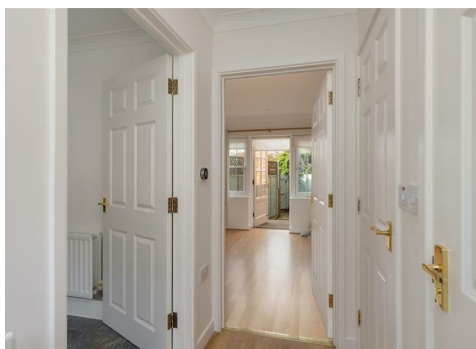
Canterbury

4 The Spires, Canterbury, Kent, CT2 8SD

A modern terraced house forming part of the desirable Kingsbrook Park development, conveniently positioned within close proximity to Canterbury's historic City centre, bustling High Street, highly regarded schools and less than 350 metres from Canterbury West station, which provides high speed services to London.

The bright and spacious accommodation is arranged on the ground floor to provide a living room, a contemporary kitchen, and a cloakroom. To the first floor, there are two bedrooms and a well-appointed bathroom.

Outside, the courtyard garden enjoys a westerly aspect and has been designed for ease of maintenance. The property benefits from one allocated parking space in a secure gated car park accessed from The Spires. No onward chain.



LOCATION

The Spires is ideally positioned just outside the Old City walls of Canterbury, close to the River Stour and only a short walk from Canterbury West mainline railway station (less than 350 metres distant) and a number of the City's public schools, state schools and higher educational facilities including The University Of Kent and Kings School all of which are located within close proximity to the property. Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, a number of bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops and Canterbury Cathedral which dates back to the 6th Century and forms part of a UNESCO World Heritage Site. There is also access to the A2/M2 and subsequent motorway network. The mainline railway stations offer fast and frequent services to London with high speed links from Canterbury West to London St Pancras (approximately 56 minutes).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall

- Living Room 11'8" x 10'11" (3.56m x 3.35m)

- Kitchen 7'8" x 7'6" (2.36m x 2.29m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 10'11" x 8'9" (3.35m x 2.69m)

- Bedroom 2 10'2" x 7'4" (3.10m x 2.24m)

- Bathroom

OUTSIDE

- Garden 23'8" x 12'6" (7.21m x 3.81m)

- Parking

One allocated parking space.

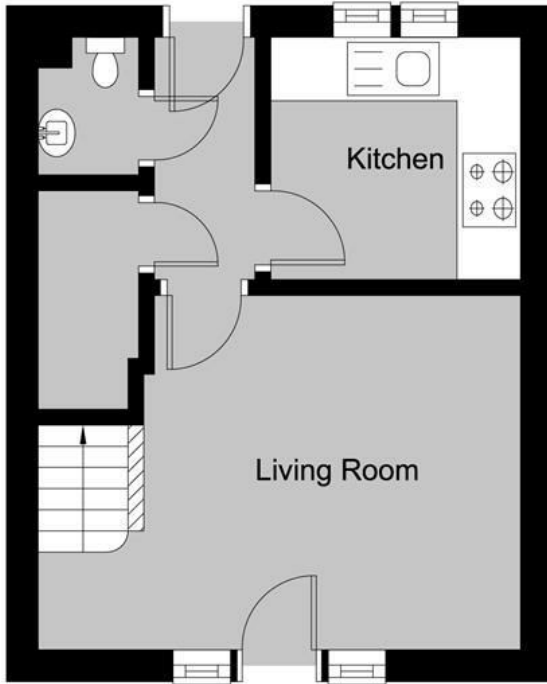
Service / Maintenance Charge

£316 per annum for period 2025/2026 (subject to confirmation from vendor's solicitors).



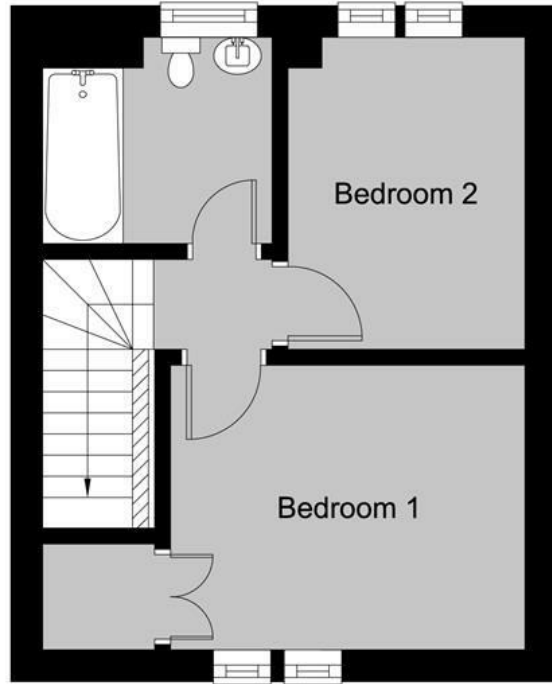
Ground Floor

Main area: approx. 26.0 sq. metres (279.9 sq. feet)



First Floor

Main area: approx. 26.0 sq. metres (279.9 sq. feet)



Main area: Approx. 52.0 sq. metres (559.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very Energy Efficient (A)	Very Inefficient (G)
Energy Efficient (B)	Energy Inefficient (F)
Decent (C)	Energy Inefficient (E)
Decent (D)	Energy Inefficient (D)
Decent (E)	Energy Inefficient (C)
Decent (F)	Energy Inefficient (B)
Decent (G)	Energy Inefficient (A)
Decent (H)	Energy Inefficient (A)
Decent (I)	Energy Inefficient (A)
Decent (J)	Energy Inefficient (A)
Decent (K)	Energy Inefficient (A)
Decent (L)	Energy Inefficient (A)
Decent (M)	Energy Inefficient (A)
Decent (N)	Energy Inefficient (A)
Decent (O)	Energy Inefficient (A)
Decent (P)	Energy Inefficient (A)
Decent (Q)	Energy Inefficient (A)
Decent (R)	Energy Inefficient (A)
Decent (S)	Energy Inefficient (A)
Decent (T)	Energy Inefficient (A)
Decent (U)	Energy Inefficient (A)
Decent (V)	Energy Inefficient (A)
Decent (W)	Energy Inefficient (A)
Decent (X)	Energy Inefficient (A)
Decent (Y)	Energy Inefficient (A)
Decent (Z)	Energy Inefficient (A)

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

