

CHRISTOPHER HODGSON



Canterbury

£309,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

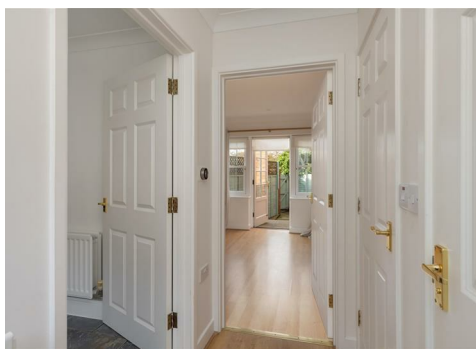
Canterbury

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.

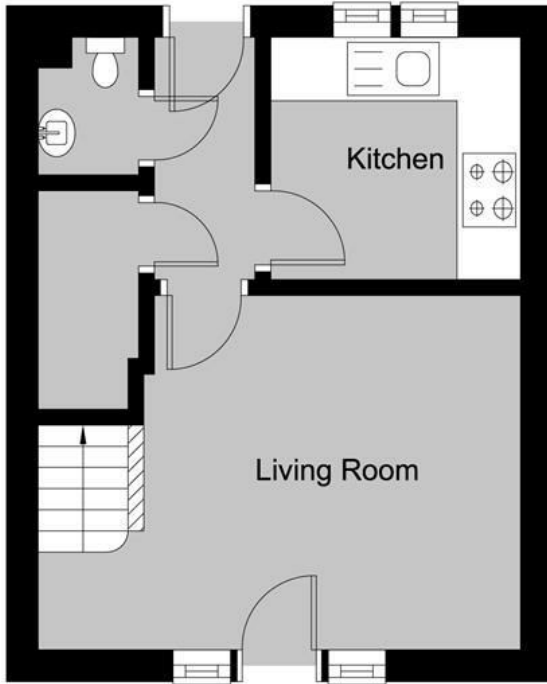
Service / Maintenance Charge

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



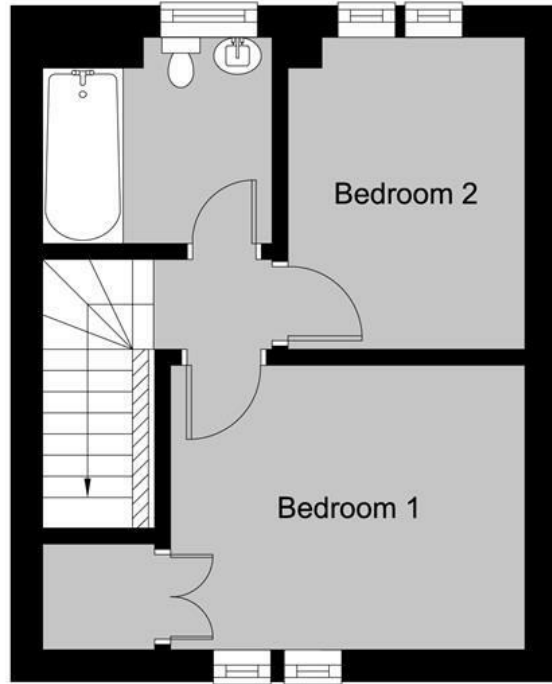
Ground Floor

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.

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Energy Efficiency Rating		
Energy Efficiency	Current	Target
Very Energy Efficient (A+)		
Energy Efficient (A)		
Decent (B)		
Below Average (C)		
Poor (D)		
Very Poor (E)		
Least Efficient (F)		
Least Efficient (G)		
England & Wales		

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