

CHRISTOPHER HODGSON



**Canterbury**

**£270,000**

Leasehold – Share of Freehold



# Canterbury

## *Flat 1, Rusthall, 45 Old Dover Road, Canterbury, Kent, CT1 3DE*

A beautifully presented maisonette apartment, 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 (1.4 miles) mainline railway stations which provide High Speed services to London.

The bright and spacious accommodation is arranged to provide an entrance hall, open-plan living room with an impressive, smartly fitted kitchen area with integrated

appliances and an open fireplace, a double bedroom with bay window, and a stylish bathroom. To the lower ground floor, there are two further double bedrooms with the principal bedroom benefiting from a free-standing bath, a separate cloakroom and access to a private courtyard.

Outside the property benefits from use of the extensive communal gardens.

Share of Freehold. No onward chain.



### LOCATION

Old Dover Road is a desirable road within short walking distance of the City Centre (0.8 miles) and conveniently positioned for access to both Canterbury East mainline station (0.9 miles), Canterbury West mainline station (1.4 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

- Kitchen/Living Room 17'8" x 17'7" (5.38m x 5.36m)
- Bedroom 1 19' x 12'3" (5.79m x 3.73m)
- Bathroom

### LOWER GROUND FLOOR

- Bedroom 2 9'7" x 9'2" (2.92m x 2.79m)
- Bedroom 3 17' x 9'6" (5.18m x 2.90m)
- En-Suite Cloakroom

### OUTSIDE

- Private Courtyard
- Communal Gardens

### LEASE

The property is being sold with the remainder of a 125 year lease granted in 2012 (subject to confirmation from vendor's solicitor).

### SHARE OF FREEHOLD

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

### GROUND RENT

We have been advised that the Ground Rent for 2025/2026 will be £331.00 the year (subject to confirmation from the vendor's solicitor).

### SERVICE CHARGE

We have been advised that the Service Charge for the year



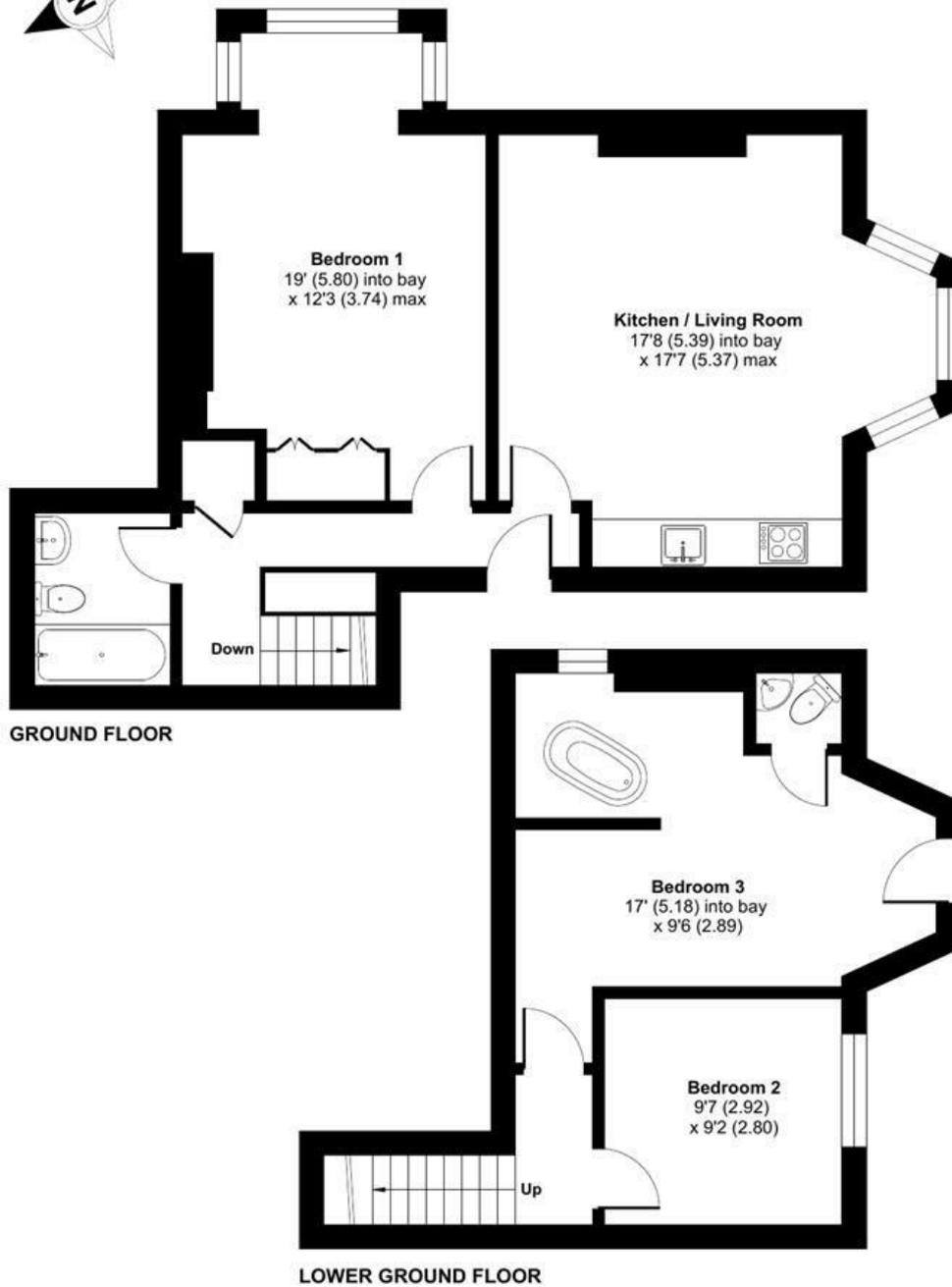
2025/2026 will be £2,280.00 (subject to confirmation from the vendor's solicitor).



# Old Dover Road, Canterbury, CT1

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1403008

## Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)	70	70
Needs Improvement (D)	Needs Improvement (D)		
Needs Improvement (E)	Needs Improvement (E)		
Poor (F)	Poor (F)		
Very Poor (G)	Very Poor (G)		

England & Wales

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