

CHRISTOPHER HODGSON



Canterbury
£285,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

9 St Thomas Place, Military Road, Canterbury, Kent, CT1

1NF

A luxurious ground floor apartment forming part of a prestigious development built in 2018 by highly respected 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 high specification throughout, to include superior quality fixtures and fittings. The bright and spacious accommodation is presented in smart

contemporary style throughout to provide an entrance hall, utility cupboard, a generous living room open-plan to a contemporary fitted kitchen, two double bedrooms, an en-suite shower room to the principal bedroom a sleek modern bathroom. The property also benefits from a private courtyard garden. No onward chain.



LOCATION

St Thomas Place is accessible to Canterbury West mainline railway station (0.5 miles) as well as Canterbury bus station (0.3 miles). 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:

GROUND FLOOR

- Entrance Hall
- Living Room 14'6" x 14' (4.42m x 4.27m)
- Kitchen 14' x 12' (4.27m x 3.66m)
- Bedroom 1 11' x 10' (3.35m x 3.05m)

• En-Suite Shower Room

• Bedroom 2 11' x 10' (3.35m x 3.05m)

• Bathroom

• Utility Cupboard

OUTSIDE

• Private Courtyard Garden 14' x 7' (4.27m x 2.13m)

LEASE

The property benefits from the remainder of a 199 year lease created in January 2017 (subject to confirmation by vendor's solicitor).

GROUND RENT

Peppercorn ground rent, if demanded (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

We have been advised that the service charge for 2026 is £1,749.17 per annum (subject to confirmation from the vendors solicitors).



Ground Floor

Main area: approx. 84.0 sq. metres (904.1 sq. feet)



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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		Current	Future
Very energy efficient - near zero energy	Very efficient		
Energy efficient	B	83	83
Good	C		
Standard	D		
Poor	E		
Very poor	F		
Very very poor	G		
Not energy efficient - higher running costs			
England & Wales		83	83
EC Directive 2009/101/EC			

