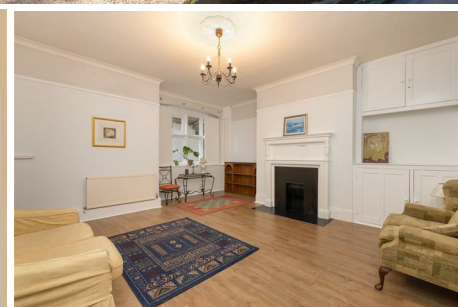


CHRISTOPHER HODGSON



Canterbury

£395,000

Leasehold - Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Canterbury

Flat 6, 61 New Dover Road, Canterbury, Kent, CT1 3DX

An exceptionally spacious apartment forming part of this substantial and attractive period building, 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 (1.2 miles) mainline railway stations which provide High Speed services to London.

The generously proportioned and versatile accommodation extends to 1658 sq ft (154 sq m) and is arranged to provide a large reception hall, a sitting room with a feature fireplace, a kitchen/dining room, three

bedrooms, two bathrooms, and a utility room.

Outside the property benefits from use of the extensive communal gardens, which can be accessed directly from the apartment's private rear entrance, and one allocated parking space within a residents' car park.

Share of Freehold. No onward chain.



LOCATION

New Dover Road is a desirable road within short walking distance of the City Centre (0.6 miles) and conveniently positioned for access to both Canterbury East mainline station (0.9 miles), Canterbury West mainline station (1.2 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

- Communal Hall

LOWER GROUND FLOOR

- Reception Hall
- Sitting Room 17'0" x 15'3" (5.2m x 4.66m)
- Kitchen/Dining Room 17'3" x 14'10" (5.27m x 4.53m)
- Bedroom 1 20'8" x 10'2" (6.31m x 3.10m)
- Bedroom 2 15'11" x 12'10" (4.86m x 3.92m)
- Bedroom 3 9'2" x 6'6" (2.8m x 2m)
- Shower Room
- Bathroom
- Utility Room 13'6" x 7'10" (4.14m x 2.39m)

LEASE

The property is being sold with the remainder of a 199 year lease granted in 2014 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

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

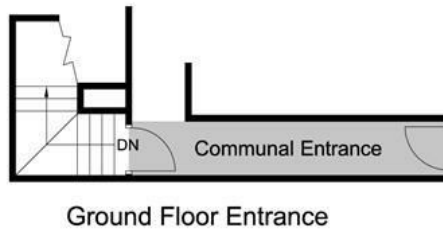
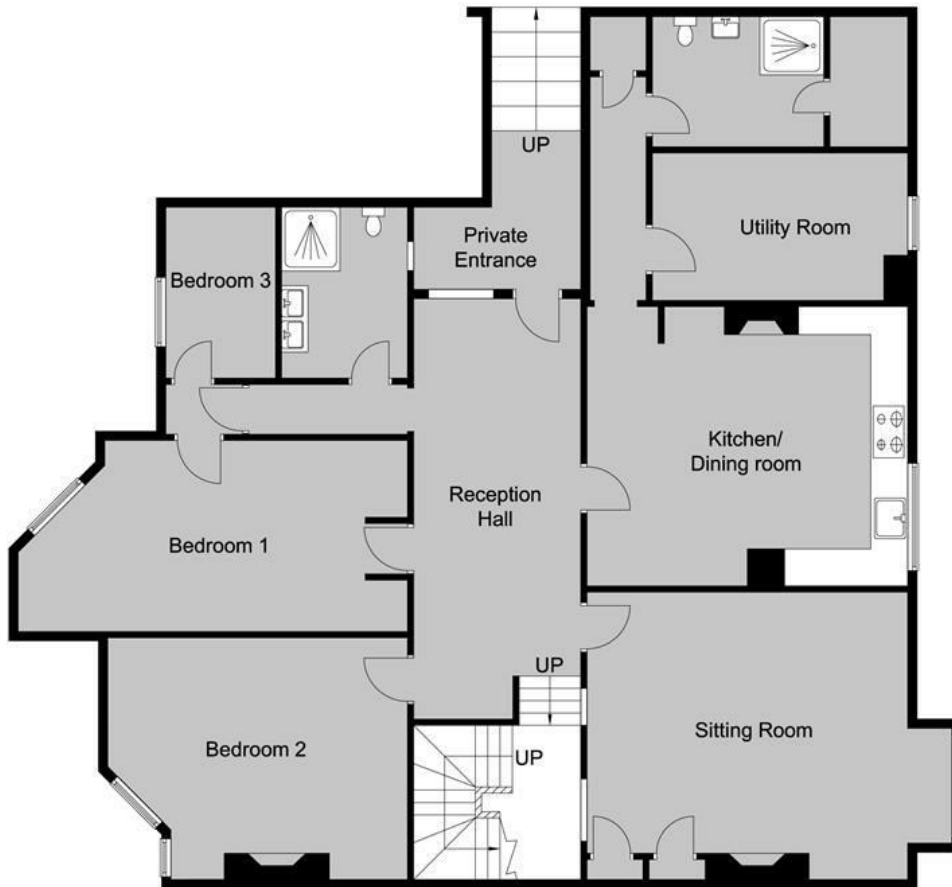
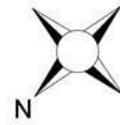
GROUND RENT

NIL (subject to confirmation from vendor's solicitor).



SERVICE CHARGE
£3,000 per annum (subject to confirmation from vendor's solicitor)

Lower Ground Floor
Main area: approx. 154.1 sq. metres (1658.7 sq. feet)



Main area: Approx. 154.1 sq. metres (1658.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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		Current	Target
100 Energy efficient Green building code	A		
75 Energy efficient Green building code	B		
50 Energy efficient Green building code	C		
25 Energy efficient Green building code	D		
10 Energy efficient Green building code	E		
5 Energy efficient Green building code	F		
0 Energy efficient Green building code	G		
Energy Efficiency Rating		64	70
England & Wales		01 December 2020/2021	

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

