

Jesuit Close, Canterbury, Kent, CT2 7DB

Asking Price £168,000

Sally Hatcher  
estates



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## Jesuit Close

Canterbury, Kent CT2 7DB

Available as a buy to let or a great first time buy. This delightful two-bedroom flat has simply amazing views of the City. Currently let until October 2026 at £1,150 per month giving a yielding a return of 6.9% per annum. The entrance hallway leads to two double bedrooms with large fitted wardrobes and plenty of storage space. There is a fitted modern white kitchen with breakfast bar, two ovens, induction hob, washing machine and dishwasher and a door leading to an outside balcony. The sitting room has a comfortable sofa, coffee table, small dining table and breath-taking views over the City and a second outside balcony which is perfect for enjoying a taste of outdoor living. Finally, the family bathroom has a shower over the bath. Street parking is available without needing any parking permits. Council tax band: B

The Hales Place Estate is popular with students as it is close the University of Kent, has excellent bus links to Canterbury City Centre which has vibrant pubs, clubs, bars, local artisan food, local shops and also an Asda and Lidl not far away.

Superfast Fibre Broadband is available which normally means you might be able to get average download speeds of around 35Mb and 67Mb. Some providers offer it with average download speeds of 300Mb+, or even up to 1Gb, but you would need to check with your chosen provider for actual speeds and availability.

### Sport and local amenities

Sporting and recreational opportunities nearby include: Golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.





**Travel**  
Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Tunnel

**Lease Details:**

125 years with 85 years remaining, lease commenced on 11th September 1989

**Service Charge**

£1,167.09. per annum

**Ground Rent:** £10 per year

All viewings are strictly by appointment only.

**Identification checks**

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



**Main Entrance**

**Large Storage Cupboard**

**Kitchen**

8'2" x 11'1" (2.510 x 3.395)

**Balcony**

**Living Room**

15'4" x 10'0" (4.695 x 3.070)

**Bathroom**

5'11" x 6'5" (1.817 x 1.965)

**Bedroom 1**

15'2" x 10'4" (4.632 x 3.161)

**Bedroom 2**

10'4" x 11'0" (3.173 x 3.355)

## Floor Plan

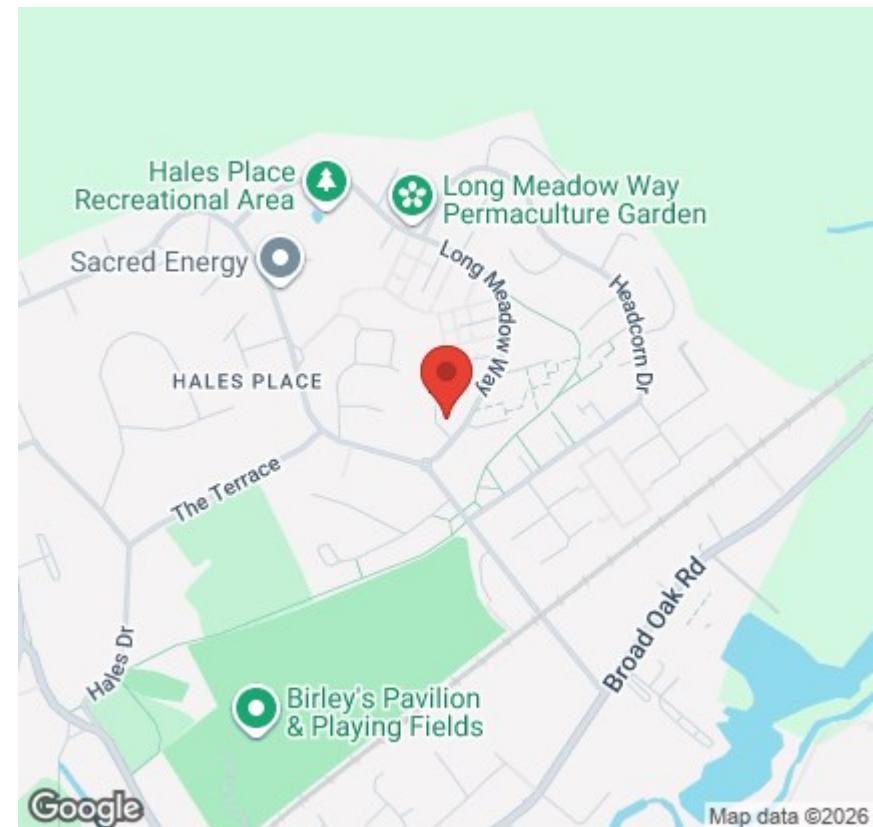


## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		