

Victoria Yard, Victoria Row, Canterbury, Kent, CT1 1GZ

Asking Price £225,000

Sally Hatcher  
estates



# Victoria Yard

## Victoria Row, Canterbury CT1 1GZ

Nestled in the vibrant heart of Canterbury, this charming attached townhouse at Victoria Yard offers a perfect blend of modern living and city convenience. Spread over three well-designed floors, this property is ideal for those seeking a comfortable and stylish home.

Upon entering, you will find a welcoming ground floor bedroom complete with an ensuite bathroom, providing a private retreat for guests or family members. Ascend to the first floor, where an open plan sitting room and kitchen await. This space is thoughtfully designed with integrated appliances, making it perfect for both entertaining and everyday living. The natural light that floods this area creates a warm and inviting atmosphere.

On the second floor, you will discover another spacious bedroom, also featuring its own ensuite bathroom, ensuring privacy and comfort. This layout is particularly appealing for those who appreciate having separate living spaces.

In addition to its impressive interior, the property benefits from an allocated parking space for one car, a valuable asset in a city centre location. The secure development adds an extra layer of peace of mind, making this townhouse not just a home, but a sanctuary in the bustling city.

With its prime location, modern amenities, and thoughtful design, this townhouse at Victoria Yard is a wonderful opportunity for anyone looking to embrace city living in Canterbury. Whether you are a first-time buyer, a small family, or an investor, this property is sure to impress.

Lease 125 years with 103 years remaining

Ground rent £500

Annual Service charges £1400

Currently let at £1,200 per calendar month.

### 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 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.



A photograph showing a carpeted staircase with white railings leading up to the first floor. The ceiling is white with a recessed light fixture.

**Ground Floor/ Entry**

**Bedroom 1**

11'8" x 10'6" (3.568 x 3.219)

**Ensuite 1**

5'1" x 9'11" (1.570 x 3.034)

**1st Floor/ Stairs**

**Dining Area**

6'1" x 7'1" (1.877 x 2.181)

**Kitchen/ Living Room**

12'1" x 17'10" (3.694 x 5.447)

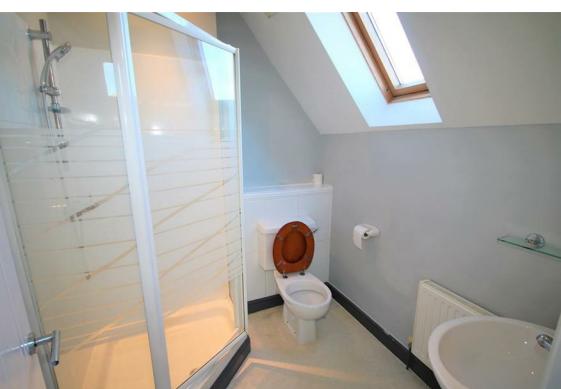
**2nd Floor/ Stairs**

**Bedroom 2**

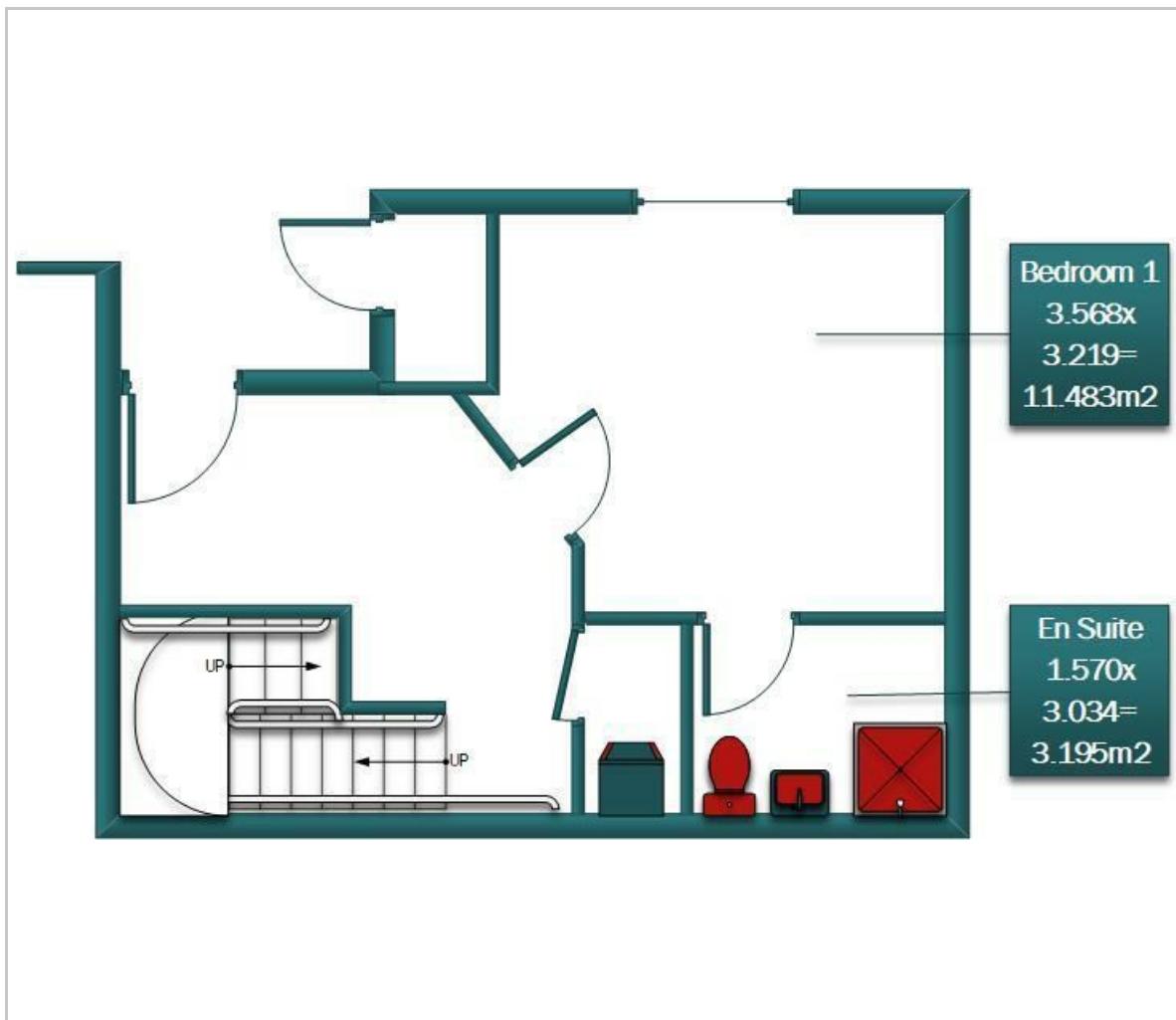
17'9" x 11'7" (5.422 x 3.550)

**Ensuite 2**

7'1" x 6'3" (2.165 x 1.919)



## Floor Plan



## Viewing

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

## 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	

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.