

HARVEY RICHARDS & WEST

ESTATE AGENTS



New Dover Road, Canterbury, CT1

£425,000

Fantastic spacious two bed apartment located on the first floor of a beautiful period building with the added benefit of two allocated off street parking spaces and use of the shared garden.



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Harvey Richards & West are delighted to offer for sale this stunning apartment located just outside Canterbury City Centre. Situated on the first floor of a beautiful period building this spacious apartment measures approximately 1300sqft. Recently refurbished the property still retains many period features and offers an abundance of space. Offered for sale chain free this is one not to be missed.

The open plan living area centres round a beautiful exposed brick working fireplace with plenty of room for both a dining table and a seating area. Large ceiling high windows create a fantastic bright and air space. The kitchen is fitted with modern gloss units and has a handy breakfast bar looking out to the living area.

The large master bedroom has built in wardrobes and its own en-suite shower room which is fully tiled. The second bedroom has an impressive vaulted ceiling and a large bay window which fills the room with light. The property also has a family bathroom of the hall fitted with a four piece bathroom suite including large bath and walk-in shower.

The property also benefits from its own two allocated off street parking space and use of the large shared garden to the rear of the property.

For more information or to arrange a viewing please contact Harvey Richards & West Estate Agents.

Tenure: Share of freehold (TBC)

Ground Rent: (TBC)

Service Charge: £2,400 (TBC)

Council Tax: Band E

Draft details awaiting vendors approval







Approximate Floor Area
 1269.28 sq. ft.
 (117.92 sq. m)

TOTAL APPROX FLOOR AREA 1269.28 SQ. FT. (AREA 117.92 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities 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. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

Flat 3
61 New Dover Road
CANTERBURY
CT1 3DX

Energy rating

E

Valid until: 7 May 2024

Certificate number: 8003-0286-8829-0306-1543

Property type

Mid-floor flat

Total floor area

136 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60