

FINN'S

6 Temple Court, Temple Road, Canterbury, Kent, CT2 8JB

www.finns.co.uk

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£110,000 Leasehold

A light and airy one bedroom ground floor retirement apartment with parking in a quiet location just half a mile from The Westgate and Canterbury city centre.

- One bedroom ground floor retirement apartment
- Over 55s only
- No chain
- Parking
- Double Glazing
- Gas central heating
- Half a mile to Canterbury city centre

The accommodation comprises an entrance hall with build in cupboards which leads to the light and airy sitting room/dining room. The kitchen has a range of wall and base units with spaces for appliances.

The bedroom is a good size and has built in wardrobes. The shower room, which has been adapted to be a wet room, completes the accommodation.

Outside, there are attractive communal gardens, a paved patio and off road parking. Next to the entrance to the property is a brick store shed.

Canterbury West railway station is close by with its high speed service to London St Pancras in just 56 minutes, as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral and a huge range of restaurants, bars and cafés. The Westgate Gardens and Dane John Gardens are also close by; they're beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East and West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.







Lease: 125 years from 13th February 2015 which runs until 2140 (114 years remaining).

Ground Rent: £62.50 per quarter.

Service Charge: £60.00 per quarter.

Freeholder: Canterbury City Council.

We have been given the above information from the vendor and suggest the purchaser and their solicitor checks the details before exchange of contracts.

Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111

Services: Mains electricity, gas, water & drainage.

Council Tax: Band 'B' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 9/11/26



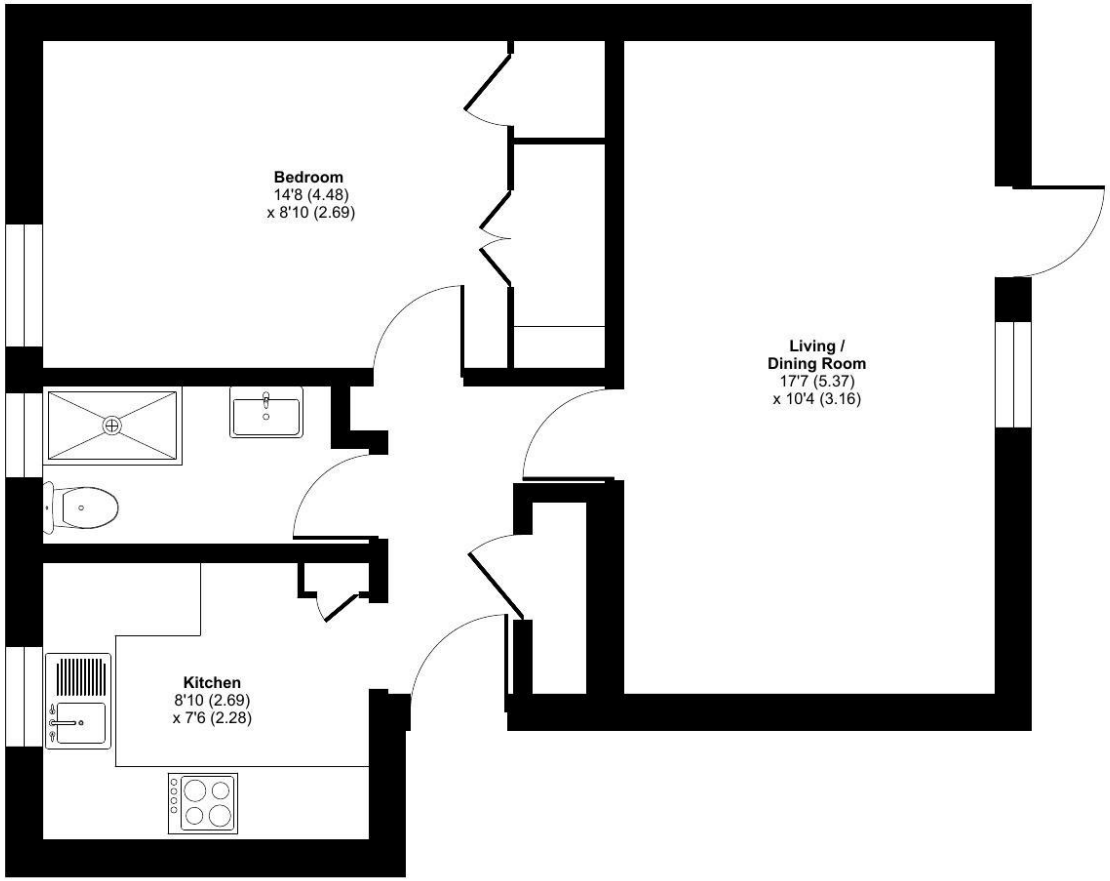




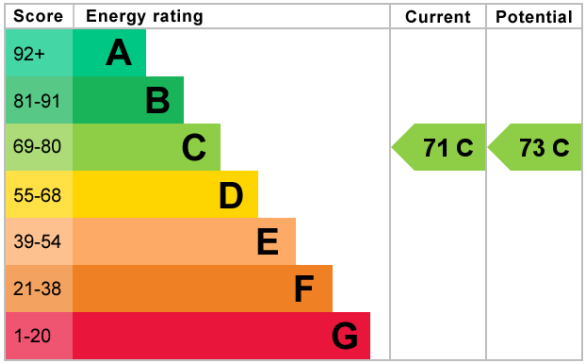


Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Finns. REF: 1539311

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
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St Nicholas at Wade
Kent CT7 0NE
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