



38 NEW DOVER ROAD, CT1
£350,000 LEASEHOLD

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DESCRIPTION:

A well-designed apartment in a desirable development of 16 properties, built in 2006 by Rogate.

This is a well presented and attractive apartment, set back from the road in a building that is both imposing and designed to blend seamlessly into a road of substantial period buildings. The apartment is approached by either stairs or lift and enjoys use of the communal gardens.

Access from the road is through electric gates into a secure courtyard area with one allocated parking space and a visitor car park space. There are well-presented communal gardens with bike racks and a small secure shed.

The accommodation is on the second floor and has an open plan living, dining and kitchen area with wooden flooring. The kitchen has an integrated oven, hob, fridge freezer and dishwasher and is modern in design, overlooking the living area, making this a very sociable space to live in.

There are two double bedrooms, the main one having a compact and modern en-suite shower room, and a separate bathroom.

The property is leasehold and has 183 years remaining.

New Dover Road is probably one of the best locations in Canterbury with its level walking access to many nearby amenities including Waitrose, Tesco Express, Doctor's surgery and it's only about ¾ mile from the main City Centre.

Canterbury City Centre has an extensive range of amenities and attractions. The main city centre has many shops and restaurants as well as the popular Marlowe Theatre. There are plenty of sports facilities and schools, both private and state schools, within the locality.

Canterbury West station has the High-Speed link to St Pancras taking just under an hour. Canterbury East serves the Coast, and London. There are also excellent road networks, with the A2 giving access to the Continent and the M2 to London.



ACCOMMODATION

2 Bedroom Apartment
First Floor
Communal Gardens
Residents Parking
Canterbury City Centre

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