



3 Chantry Court, St Radigund's Street, Canterbury, Kent, CT1 2AD

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**3 Chantry Court, St Radigund's Street,  
Canterbury, Kent, CT1 2AD**

**Guide Price £220,000 Leasehold**

A superb two bedroom house for the over 60s, available in the ever-popular Chantry Court Retirement Development situated within the City Centre.

- Over 60s Retirement House
- Two Bedrooms
- Sitting Room With Direct Access To Gardens
- Patio Area
- Electric Heating
- No Forward Chain
- Situated Within The City Walls
- Communal Laundry Facilities
- On Site Scheme Manager
- Emergency Pull Cord System

The front door opens to the entrance hall which benefits from a downstairs cloakroom. The sitting room is to the rear and has a lovely outlook over the rear gardens and a door leads to the patio.

The kitchen is to the front and has a good range of wall and base units and spaces for appliances.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to the two bedrooms and the bathroom.

The development benefits from a laundry room and a guest suite which is booked directly through the house manager for a small charge.

The house benefits from having direct access to the more secluded rear garden area where residents have a patio seating area accessed straight from the sitting room doors. The pretty gardens are mainly laid to lawn with many established flower borders. All garden maintenance is included within the service charge.

**Service Charge:** £343.07 per month.

**Ground Rent:** £170.00 per annum.

**Lease:** Runs until 1<sup>st</sup> January 2263.

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

**Services:** Mains electricity, water & drainage.

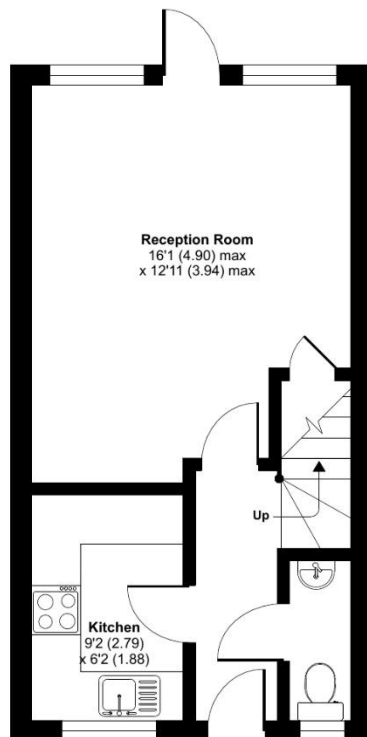
**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 29/7/25

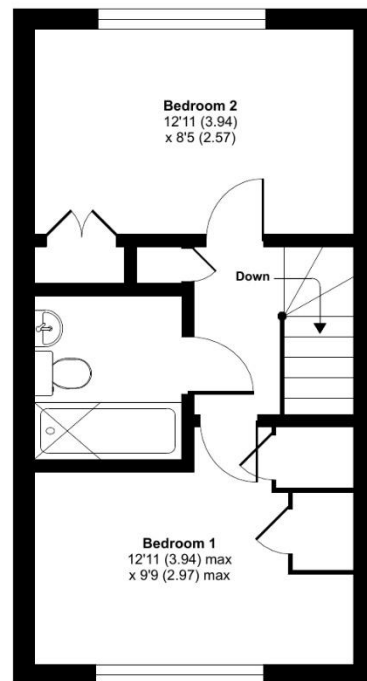


Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1309566



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	76
	EU Directive 2002/91/EC	
	www.EPC4U.COM	

**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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