



since 1865



1 Dane John Court, Canterbury, Kent, CT1 2RN

www.finns.co.uk

1 Dane John Court, Canterbury, CT1 2RN

Guide Price £475,000 Leasehold

A stunning three bedroom ground floor apartment in a prestigious City centre location.

Nestled within the picturesque Dane John Gardens, this beautifully presented three-bedroom ground floor apartment offers an exceptional opportunity to live in one of Canterbury's most sought-after locations. Set within a prestigious building, this bright and spacious home boasts a large private terrace with stunning views over the gardens, perfect for relaxing or entertaining.

The apartment features a brand-new kitchen, two modern bathrooms, and three well-proportioned bedrooms. This apartment comes with the rare benefit of a **private garage**.

Situated in the heart of the city, just a stone's throw from Canterbury Cathedral, the High Street, and both Canterbury West & East railway stations, this is a truly unique opportunity to enjoy city living in an idyllic parkland setting.

- A Stunning Three Bedroom Ground Floor Apartment
- Wonderful Views Overlooking The Dane John Gardens
- Large Terrace
- Garage
- Brand New Kitchen
- Gas Central Heating



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

Services: Mains gas, electricity, water & drainage.

Lease: 999 years from 1/9/1984

Ground Rent: £25 per year

Service Charge: £3,577.20 for the year 2024

We have been given the above information by the owners and suggest the purchaser and their solicitor check the details before exchange of contracts.

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

Agent's note: The leaseholders have been informed by the management company that repairs are due to be done to the building including works to the roof, communal areas and external decorations. This cost is to be paid for by the current vendors up to the sum of £33,000.

Date: These particulars were prepared on 26/3/25 and amended on 17/7/25





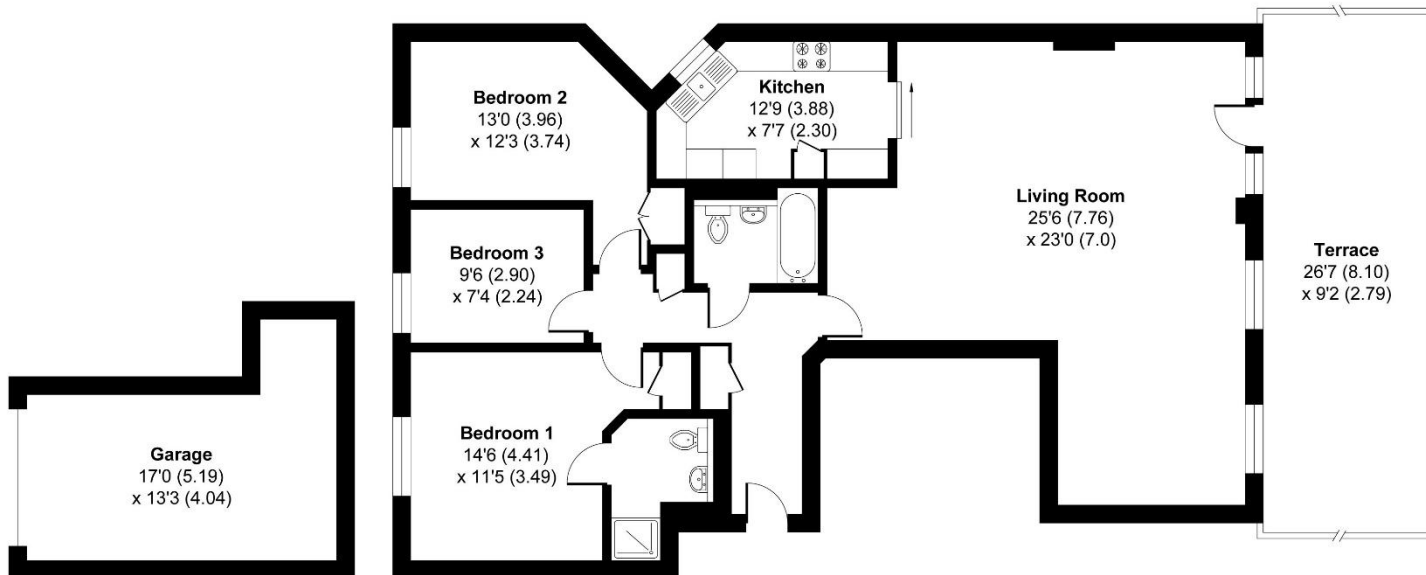
Dane John Court, Canterbury

Approximate Gross Internal Area = 98.60 sq m / 1061.32 sq ft

Garage Area = 16.04 sq m / 172.65 sq ft

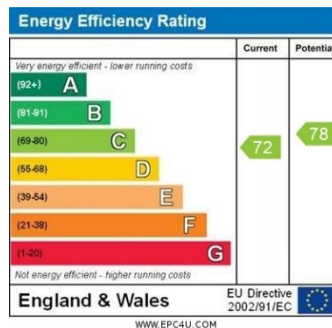
Total Area = 114.64 sq m / 1233.97 sq ft

For identification only - Not to scale



GARAGE

GROUND FLOOR



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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

