



since 1865

3 Inspired House, St Stephen's Road, Canterbury, Kent, CT2 7XD

www.finns.co.uk

3 Inspired House, St Stephen's Road, Canterbury, Kent, CT2 7XD

Guide Price £335,000 Share Of Freehold

A beautifully presented first floor apartment in a stunning riverside setting which has been fitted to a high specification throughout.

- Two Bedroom First Floor Apartment
- No Chain
- Under Floor Heating
- High Specification, Purpose Built Riverside Apartments
- Allocated Parking Space
- Balcony With Riverside Views
- Bright & Spacious Accommodation
- Just a 5 Minute Walk To The City Centre & Canterbury West Station

The accommodation is bright, spacious and well appointed, offering a superb open plan kitchen / sitting room / dining room which has bi-folding doors opening on to the balcony with views over the River Stour and woodland beyond. The kitchen has modern white gloss units with solid wood worktops with an integrated washing machine, dish washer and fridge freezer.

Both bedrooms are good sized doubles and bedroom one benefits from an en-suite shower room. The bathroom has a modern white suite with wash basin, WC, bath with shower over, tiled walls and floor.



Outside, there is a communal garden to the rear with lovely riverside views. To the front, there is allocated off road parking.

St Stephen's Road is a super convenient part of the City, has a wonderful mix of old and new properties and is just a 5 minute walk from the main High Street and Canterbury West train station with its high speed links to London St Pancras in just 56 minutes. M&S, Sainsburys Local and Tesco Metro are all within easy reach, 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 and are beautifully maintained by the City Council and are super spaces to enjoy throughout the year.

Lease: Share of freehold. 125 year lease from 1st February 2020.

Service Charge: Approximately £840 per year.

We have been given the above information verbally by the vendors and always advise the purchaser and their conveyancer to check this information before exchange of contracts.

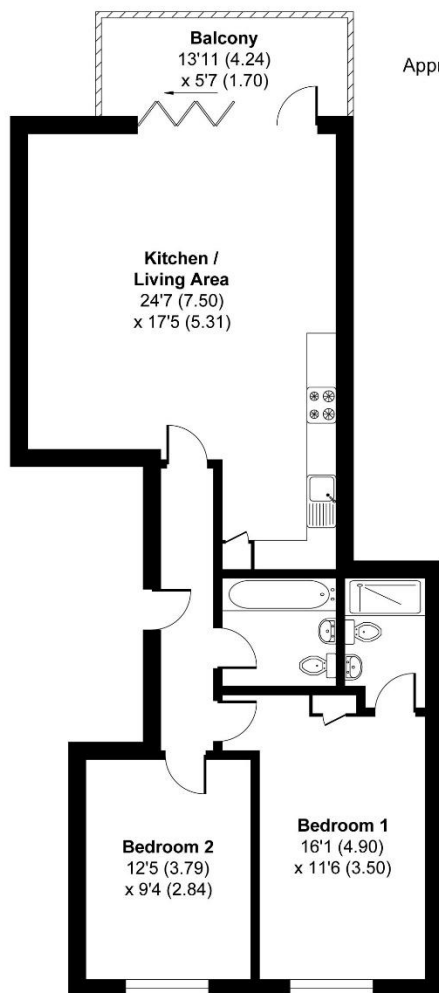
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 13/10/25



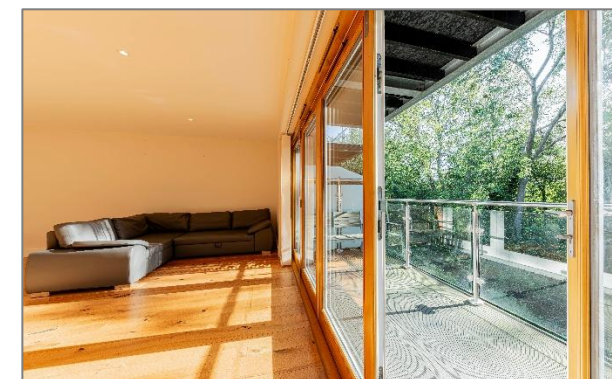


FIRST FLOOR

Inspired House, Canterbury

Approximate Gross Internal Area = 71.94 sq m / 774.35 sq ft

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	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.

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

