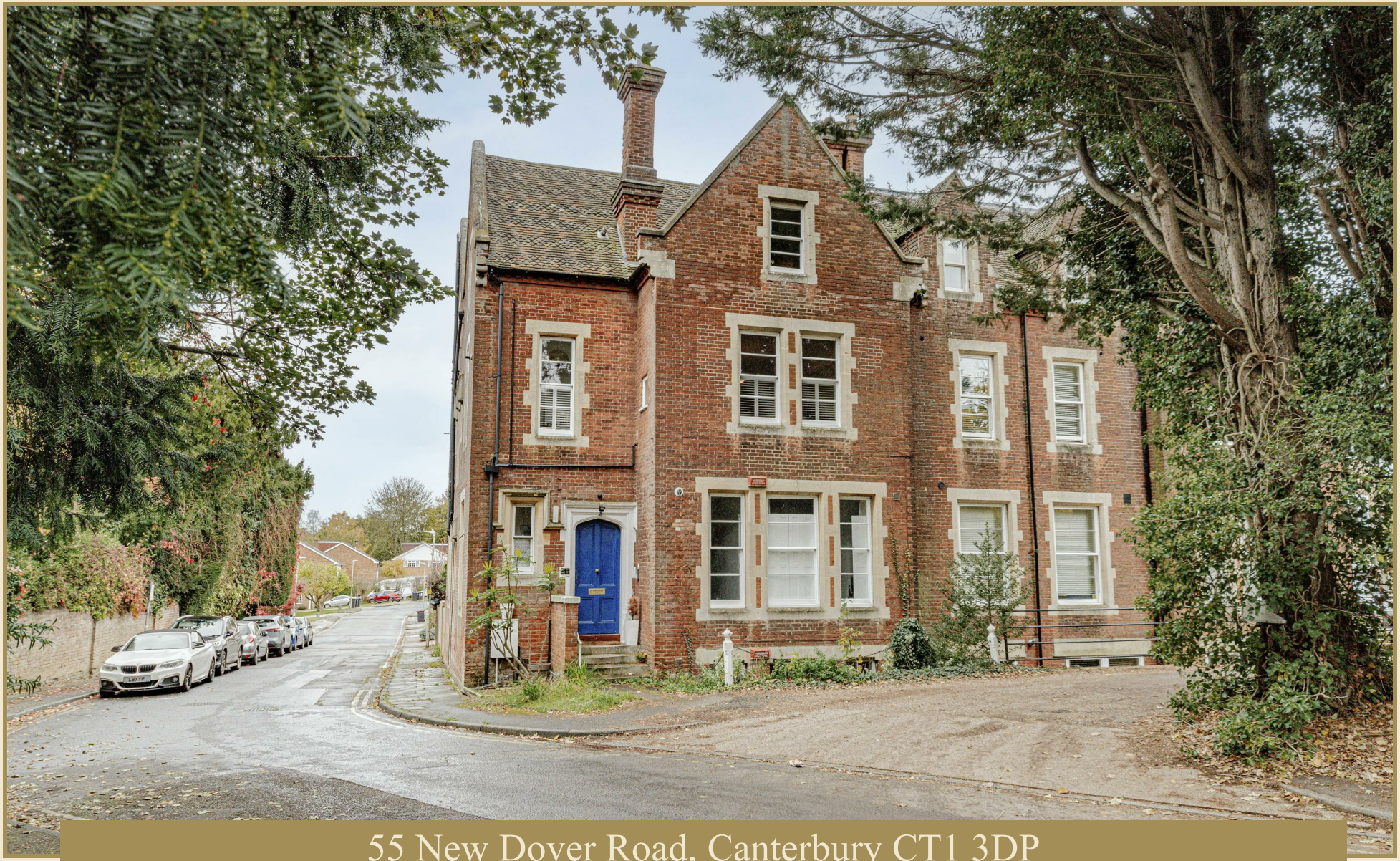
GUILDCREST ESTATES



55 New Dover Road, Canterbury CT1 3DP

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GUILDCREST ESTATES

New Dover Road, Canterbury CT1 3DP

Guide price £325,000

Guide Price £300,000 - £325,000
Located on New Dover Road in the historic city of Canterbury, this beautiful first floor flat offers a delightful blend of modern comfort and classic charm. Spanning an impressive 944 square feet, the property features three well-proportioned bedrooms, including a magnificent main bedroom complete with an en-suite shower room, ensuring a private retreat for its occupants.

The flat boasts a spacious reception room that invites an abundance of natural light through the original sash windows, highlighting the high ceilings and creating an airy atmosphere. The thoughtful updates made by the current owner enhance the property's appeal, making it a truly inviting space to call home.

Convenience is at your doorstep, as this residence is within walking distance of the vibrant city centre, the local cricket ground, and Christchurch University. Additionally, the property includes an allocated parking bay at the front, providing ease of access for residents and guests alike.

With a leasehold tenure of 117 years remaining, this charming flat is not only a wonderful living space but also a sound investment in one of England's most picturesque cities. Whether you are a first-time buyer, a family, or an investor, this property is sure to impress with its character and prime location. Do not miss the opportunity to view this remarkable home that truly embodies the essence of Canterbury living.

Kitchen / Dining Room
19'2 x 16'4 (5.84 x 4.98)

























Bedroom 1
16'6 x 14'4 (5.02 x 4.36)

Bedroom 2
11'5 x 10'3 (3.48 x 3.12)

Bedroom 3
10'3 x 7'9 (3.12 x 2.35)

Bathroom

Hallway

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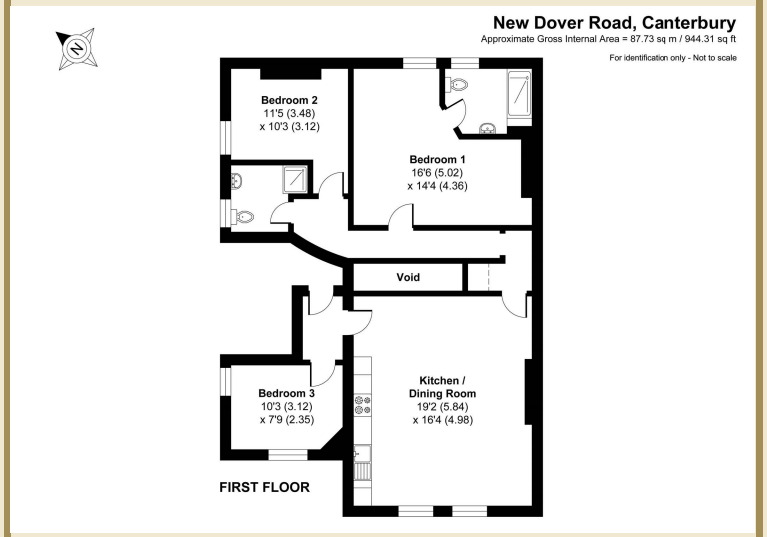
Key Features

- 3 spacious bedrooms
- 2 modern bathrooms
- En suite in main bedroom
- High ceilings throughout
- Original sash windows
- Allocated parking bay
- Walking distance to city
- Close to cricket ground
- Near university campus
- Viewing highly recommended

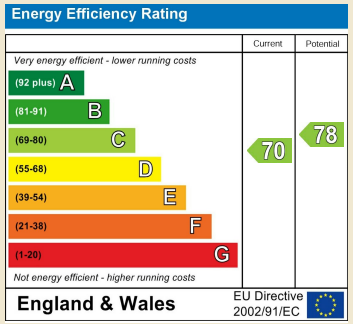
Important Information

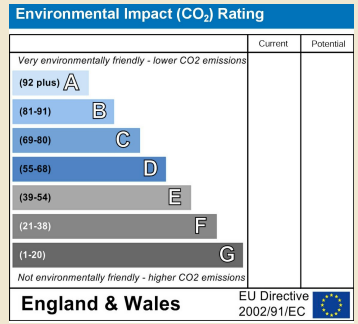
Leasehold - Share of Freehold
Flat
944.00 sq ft
Council Tax Band C
EPC Rating C

£325,000









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