



Flat 5, The Hoystings, 56 Old Dover Road
£475,000



Flat 5

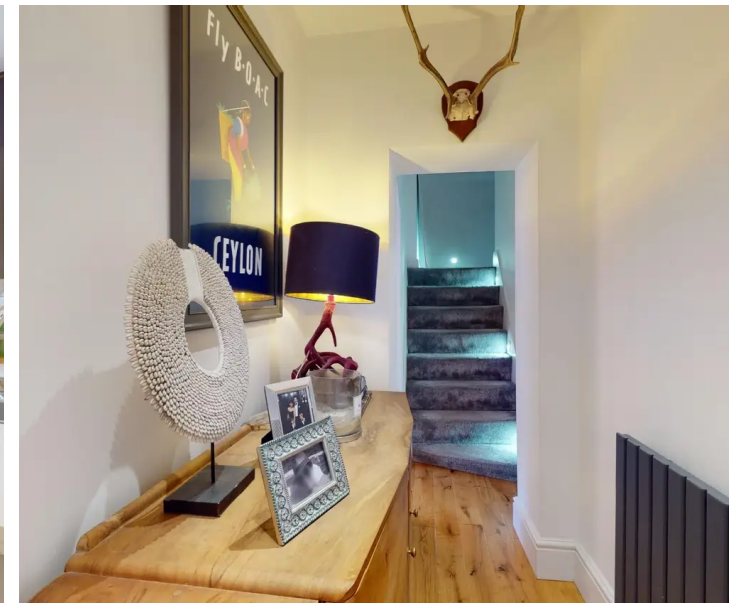
The Hoystings, Canterbury

Miles and Barr are delighted to offer to the market this four bedroom split level apartment situated in Old Dover Road, Canterbury. A highly desirable South Canterbury location, finished to a high standard throughout the property combines modern style with period features and would make a wonderful home or investment. The first floor accommodation comprises the entrance hallway, modern stylish kitchen with a range of wall and base units and breakfast bar, living room with feature fireplace, shower room, bedroom four/home office/dressing room, bedroom one. Split level stairs, two more bedrooms with an en-suite to the largest, along with another bathroom and walk in wardrobe. Outside the property benefits from allocated parking. The property is within a short walk to the city centre with its wealth of amenities, both train stations and bus links. Please check out the virtual tour and then contact Miles and Barr today.

MATERIAL INFORMATION
Length of lease: 125 years from 10/07/2019
Annual ground rent amount: £350
Ground rent review period: 20 years
Annual service charge amount: £1600
A right to manage is being sought by the lessees
Service charge review period: TBC
Council tax band: C
Council Tax band: C

Tenure: Leasehold

- Stylish With Period Features
- Three/Four Bedroom Apartment
- Home Office And Study Space
- High Ceilings
- Short Walk To City Centre
- Off Street Parking





Entrance

Lounge

Dimensions: 5.82m x 4.29m (19'1 x 14'1).

Kitchen

Dimensions: 3.48m x 3.02m (11'5 x 9'11).

Bathroom

Dimensions: 3.40m x 1.55m (11'2 x 5'1).

Bedroom One

Dimensions: 4.17m x 2.62m (13'8 x 8'7).

Bedroom Two

Dimensions: 4.01m x 3.23m (13'2 x 10'7).

Study

Second Floor

Bedroom Three

Dimensions: 3.71m x 3.28m (12'2 x 10'9).

En Suite

Study/Dressing Room/Bedroom Four

Dimensions: 3.43m x 2.44m (11'3 x 8'0).

Bathroom

Dimensions: 2.67m x 2.11m (8'9 x 6'11).

External

Off Street Parking

Communal Gardens





Miles and Barr

14 Lower Chantry Lane, Canterbury – CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure