



Canterbury
Guide Price: £ 245,000 Leasehold

Apt 4. 23 Oaten Hill Canterbury CT1 3HY

Description

Oaten Hill is a lovely one bedroomed apartment located on the ground floor with its own private entry door forming part of this striking period building which was refurbished and sympathetically retaining many of the original features in 2013.

Construction is red brick with sash and bay windows tile hung facade, Attractive entry portico door with lead hood.

Internally the property has retained many of the original features a possible, all of which are symbolic of the Victoria area.

Features

- **Entry hall** with radiator storage cupboard
- **Open plan sitting /dining /kitchen**
- **Kitchen** has base and wall mounted cabinets, gas hob, electric oven extractor fan, integrated fridge and freezer, space and plumbing for washing machine, stainless steel sink, attractive work tops, wood stylish wood flooring, Cupboard housing boiler.
- **Sitting area**, feature fireplace with cast iron insert, attractive surround, an impressive bay window to the front,
- **Bedroom**, feature fireplace, built in cupboards window to side
- **Bathroom**, panel bath, with shower above, WC hand basin set in vanity, chrome radiator, sash windows and tiled walls
- **Courtyard**, bin storage



Situation

Oaten hill is location just off Old Dover Road and is within walking distance of Canterbury City Centre. Which offer excellent shopping centre a good choice of restaurants, bars, cafés, shops, and many cultural interests including the popular Marlowe Theatre. Recreational facilities include championship cricket at the Spitfire St Lawrence Ground, rugby, swimming pool, leisure centre and golf courses. The River Stour offers interesting boats trips and lovely riverside walks. There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations, both within walking distance. Canterbury West operates the HS1 train service to London St Pancras in just under an hour. The Port of Dover and Eurotunnel are within easy reach, providing services to the continent

Property Information

Services: All mains' services are connected

Local Authority: Canterbury City Council

Council Tax Band: B

Lease : TBC

Agents note

We understand currently all units are freehold but should be sold individually they will be offered with long lease With exception of the Coach house which will remain freehold.

The vendors are offering a unique and rare opportunity to either purchase the units individually or as an investment package for the building of 5 apartments and the Coach house. The courtyard offers parking for up to three cars

Viewings: Strictly through Whitney Homes.

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TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
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