



**CANTERBURY**

**Guide Price: £150,000 Leasehold**

**Apt 3**  
**23 Oaten Hill**  
**Canterbury**  
**CT1 3HY**

#### **Description**

Oaten Hill is a good size one bedroomed apartment located on the second floor of this striking period building which was sympathetically refurbished in 2013, whilst still retaining many of the original features.

Construction is red brick with sash and bay windows tile hung facade, Attractive portico door with lead hood. Internally the property has retained many of the original feature a possible, all of which are symbolic of the Victoria area.  
Entry to apt 3 is to the side of the building ( off Oaten hill)

#### **Features**

- **Entrance**, via communal hall and stairs to first floor.
- **Sitting /dining room** feature fireplace, with cast iron insert, storage cupboard, sash window
- **kitchen**, fitted with base and wall mounted cabinets, with integrated appliance to include gas hob with stainless steel splash back, electric oven extractor fan, space for fridge /freezer, space and plumbing for washing machine/dryer, stainless steel sink attractive work tops, laminated flooring, sash window.
- **Bedroom**, sash window,
- **Shower room**, shower cubicle, chrome fittings, WC hand basin set in vanity unit, tiled walls, sash window
- **Courtyard**, bin storage

#### **Property Information**

**Services:** All mains' services are connected

**Local Authority:** Canterbury City Council

**Council Tax Band:** B

**Lease :** TBC.

**Maintenance:** TBC



## Situation

Oaten hill is location just off Old Dover Road and is within walking distance of Canterbury City Centre. Which offer an 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



## Agents Note

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 one Coach House.

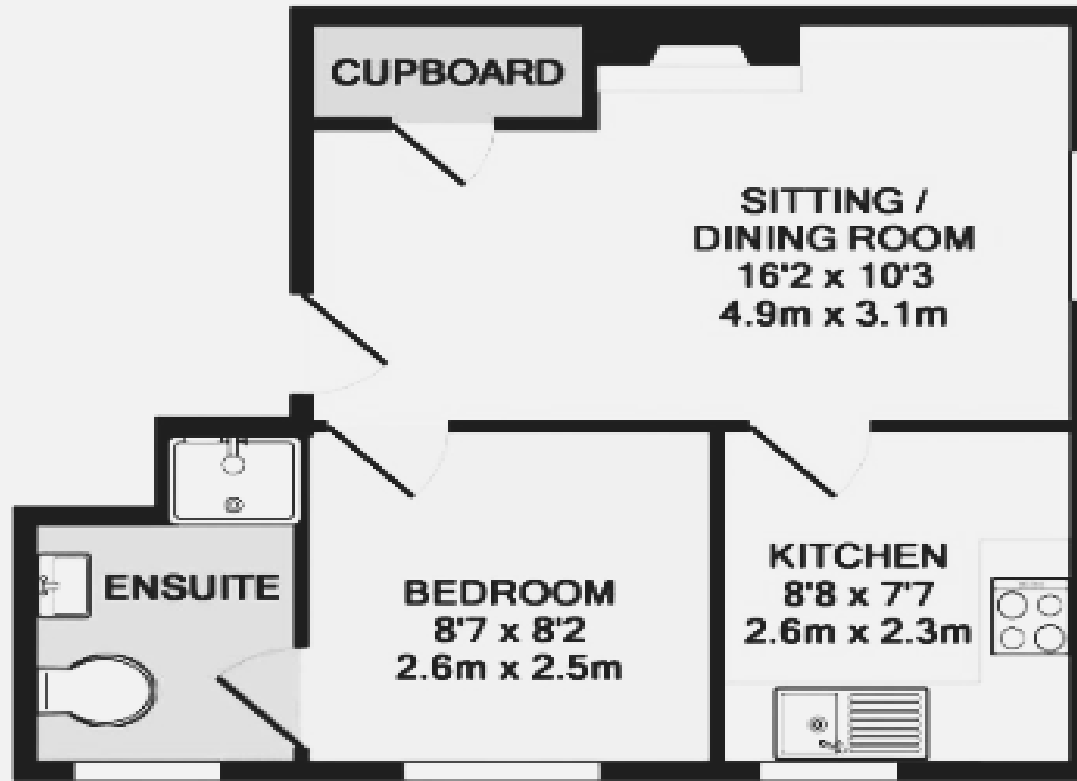
We understand currently all units are freehold but should be sold individually they will be offered with long leases and 1/5 share of the freehold. with exception of the Coach house which will remain freehold.

**Viewings** : Strictly through Whitney Homes.

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TOTAL APPROX. FLOOR AREA 349 SQ.FT. (32.4 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 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  
Hythe

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**WHITNEY HOMES**  
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