



Charles Bainbridge



30 Chaucer Court,  
New Dover Road, Canterbury, Kent, CT1 3AU

£180,000











Step inside this inviting ground floor flat and you are welcomed by a spacious and well-presented interior. The accommodation comprises a generous living area at the heart of the home, two double bedrooms, a separate kitchen, and a family bathroom.

The property would benefit from some general modernisation and updating, offering buyers the chance to place their own stamp on the home. An excellent choice for first-time buyers or investors seeking a property with potential.

Outside, residents benefit from allocated parking and additional visitor spaces, ensuring convenience and peace of mind. There are also communal gardens with the property.

Perfectly positioned within close proximity to schools, colleges, and universities, the flat offers excellent accessibility for families and students alike. The bustling city centre is just a short walk away, placing a wealth of shops, restaurants, and amenities within easy reach, while excellent transport links further enhance the property's location.

Services: Mains electricity, water and drainage are understood to be connected to the property. No gas.

Council Tax Band: B

Tenure: Leasehold with a share of the freehold

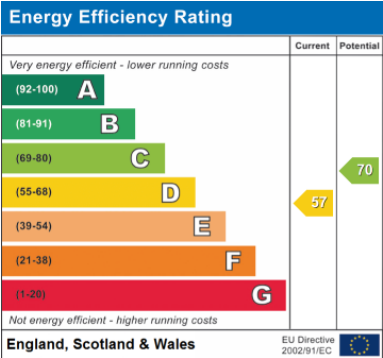
Lease term: 125 years from September 2002

Service charge: Approx. £2,906 per annum

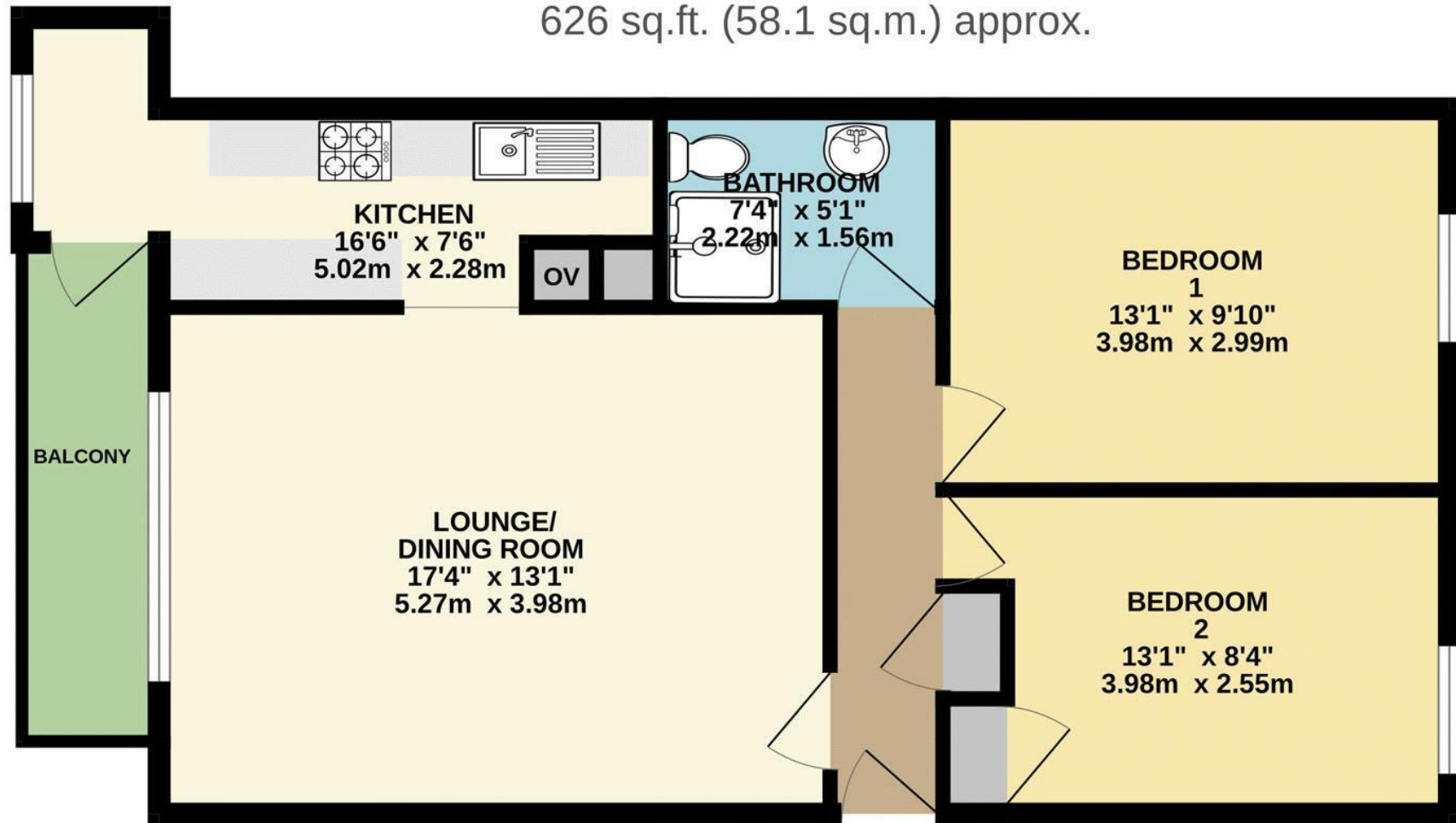
Ground rent: A peppercorn TBC

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,  
Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



# Charles Bainbridge

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