



CANTERBURY
KENT

JACKSON-STOPS 

12 JASMINE HOUSE,
49 STOUR STREET, CANTERBURY, KENT, CT1 2PH

A PURPOSE BUILT TWO BEDROOM PENTHOUSE APARTMENT WITH EN-SUITE SHOWER ROOM, OPEN PLAN LIVING AREA, LIFT & RIVER VIEWS, LOCATED IN CANTERBURY CITY CENTRE



DESCRIPTION

12 Jasmine House is a lovely two-bedroom gated, purpose-built penthouse apartment with the bonus of a balcony in which to enjoy your morning coffee in the summer months. We understand the property was built in 2016 with a 125 year lease.

Internal features include, lovely fitted kitchen, stylish en-suite shower and bathroom, engineered Oak flooring, double glazing, central heating, air filtration and video entry systems, smoke alarms are wired into mains. In addition, the loft space above the apartment is accessible and belongs to the apartment.

FEATURES

- **Communal Entrance Hall**, with stairs and lift to fourth floor
- **Entrance Hall**, engineered oak flooring, video entry system
- **Open Plan Kitchen/Dining/Sitting room**, with engineered Oak flooring, French doors opening onto the balcony, fitted kitchen has attractive range of high gloss cabinets with integrated appliances including, slimline dishwasher, fridge/freezer, gas hob, electric oven and extractor hood
- **Master Bedroom**, en-suite shower room shower cubicle, pedestal basin and WC
- **Bedroom 2**, double, with access to loft space.
- **Jack & Jill Bathroom to second bedroom**, panelled bath, wall mounted hand basin, WC, fitted wall mirror

SITUATION

Canterbury is a Cathedral and medieval walled city situated in the South East of England. The property is located within the heart of the city, with the bustling High Street just a short walk away offering an excellent shopping centre, coffee shops, bars, restaurants, Marlowe Theatre and many other cultural interests.

There is a good selection of schools, colleges and universities. Connections are also good with two mainline railway stations providing services into London, with Canterbury West

operating the high-speed Javelin train into London St Pancras in less than an hour. The A2 links into the M20/M2 providing good motorway connections to national networks for accessing Heathrow, Gatwick and Stansted airports.

In and around the area there are a good selection of sporting facilities including sports centres, swimming pools, golf courses, championship cricket. The coast is just a short drive away providing access to fishing and water sports at various locations.

PROPERTY INFORMATION

- Services: All main services are connected
- Lease: 125 year from 2016
- Maintenance: £1,950 per annum
- Ground Rent: £350.00 per annum
- Local Authority: Canterbury City Council
- Council Tax band: D (2024/25)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01227 781600

DIRECTIONS

From the Wincheap roundabout by Aldi, take the exit onto Castle Street passing the multi-storey car park on the left. Take the first left by the Post Box into Rosemary Lane. Continue along the road and turn right into Stour Street. Take the first left by the house called "The Old Rectory" and the entrance to Jasmine House will be found on the left via gates.



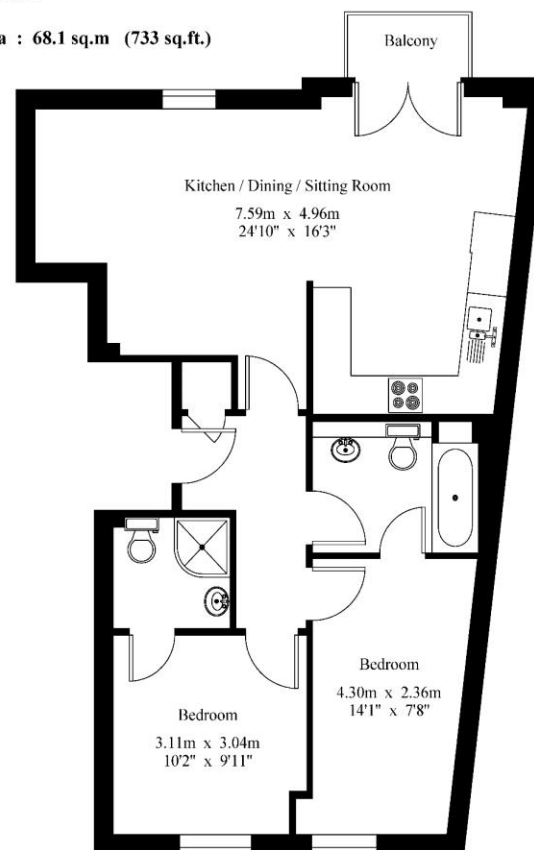
IMPORTANT NOTICE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

12 Jasmine House

Gross Internal Area : 68.1 sq.m (733 sq.ft.)



For Identification Purposes Only.

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Third Floor

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