



Leasehold



Flat 12, Chantry Hall, Dane John, Canterbury CT1 2QS

- Striking Grade II Listed Georgian Apartment
- Flourishing In Period Features & Modern Convenience
- Intricate Joinery, High Ceilings & Sash Windows
- Creatively Reconfigured & Artistically Enhanced
- Herringbone Kitchen With Silestone Work Tops
- Engineered Oak Flooring & Original Column Radiators
- Luxury Shower Room & Utility Area
- Splendid South Facing Views Of the Dane John Gardens
- Communal Gardens & Allocated Parking

SITUATION:

Chantry Hall occupies an envious location within The Dane John Gardens which is inside the walls of the vibrant cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

A striking grade II Listed Georgian apartment, with an envious southerly facing aspect overlooking the enchanting Dane John Gardens. Flourishing in period features, the property has beautifully high ceilings with original corning, cast iron radiators, large wooden sash windows and unusually tall skirting boards.

The current owner has an eye for detail and a flair for interior design, which is evident in the finish, she has significantly enhanced the character of the apartment with intricate joinery, elegant décor, Jim Lawrence lighting and high specification fixtures and fittings. Every effort has been made to maximise the space and enhance the layout with a brand-new Herringbone kitchen, bespoke storage, a luxury shower room, and engineered oak flooring laid throughout.

Chantry Hall has a wealth of history, it served as the Dane John Auxiliary hospital in the first world war, It was then divided into four

residential dwellings in later years it was used by Canterbury City Council for marriages. Chantry Hall was then divided into four residential dwellings before its conversion into eighteen luxury apartments in the 1980's.

The striking front door opens into a well-kept communal entrance hall with elegant balustrade, and pristine, period anaglypta wallpaper. The apartment is located on the first floor with splendid views over the park, the entrance hall leads to an open plan living area which has been transformed with a bespoke Herringbone kitchen which has been designed to work with the space and maximise storage. Many appliances are integrated including a fridge freezer, oven, induction hob, large larder and dishwasher. Striking navy coloured cupboard doors complement the sleek Silestone work tops, mirrored splashback, and beautiful brass handles.

There are two original cast iron radiators which sit beneath the large windows, which are dressed in period bi-fold shutters, whilst

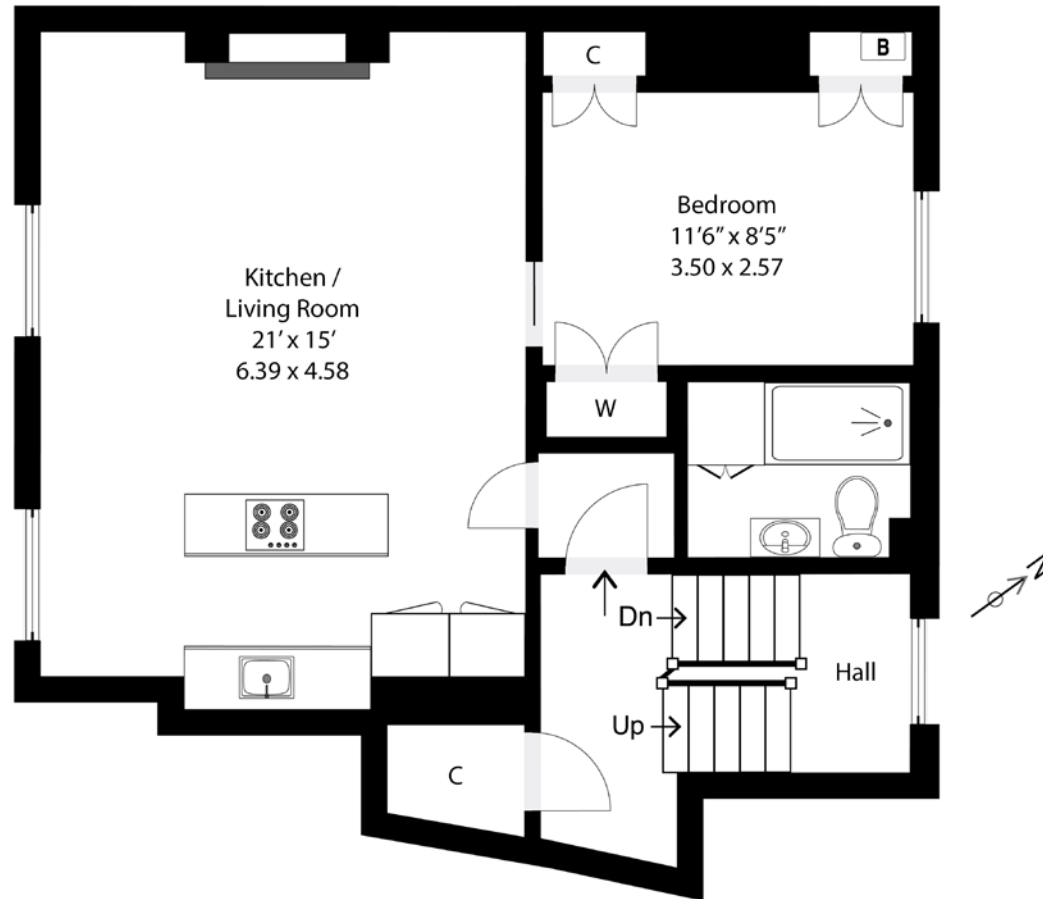
a Victorian style gas fireplace has been fitted within the decorative mantle. The archway between the living space and bedroom has been enhanced with intricate joinery creating a bookcase which surrounds a discreet pocket door. The engineered oak flooring has been laid seamlessly throughout and leads one to a double bedroom with an array of built in wardrobes.

The bathroom is accessed via a pocket door and has underfloor heating and incorporates a utility area whilst a new walk-in shower has been installed alongside a WC and handcrafted Silestone topped vanity basin with striking natural stone basin.

Apartment no.12 has additional storage cupboards located in the communal hallway, whilst the apartment also benefits from an allocated parking space as well as use of the beautifully kept communal gardens. The service charges are approx. £136 per month, there is no ground rent, and we believe there is 999 years remaining on the lease from 1983.







TOTAL FLOOR AREA: 524 sq. ft (49 sq. m)



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
999 years remaining on the lease from 1983
Service charges approx. £136 per month

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