



77 New Dover Road, Canterbury, CT1 3DZ

**Realistic offers considered
£1,500,000**

Lovetts of Ramsgate are delighted to be offering this Investment opportunity. This is an amazing property and has been converted into a stunning period BLOCK OF FLATS with 5 amazing sized apartments situated on the "New Dover Road" Canterbury.

This stunning apartment block comes with land on the rear and parking for around 9 cars in total. The property has a self contained flat in the basement 1 x bedroom (Very Large flat) and could be (STP) changed into a 2 bedroom with ease.

The ground floor flat is a large 2 bedroom apartment with its own front door.

The flat above is a very large 3 bedroom apartment with its own rear entrance / fire escape.

The 2 flats above are very sizable flats and the penthouse being a 3 bedroom with nice views.

The property is being offered freehold with parking at the front via share access driveway and a large garden at the rear.

The property serves Canterbury city well and is handy for the High Street and we would feel working professionals are the main tenants looking for this type of accommodation. We offer tenants to landlords and we would be happy to help you with this and more information can be given from our lettings team.



Flat 1 (BASEMENT)

Spacious apartment with own entrance and parking

Lounge 21'6" x 14'4" (6.55m x 4.37m)

Kitchen 14'11 x 11'5" (4.55m x 3.48m)

Bedroom 17'8" x 7'2" (5.38m x 2.18m)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-120	A		105-120	A	
85-104	B		85-104	B	
65-84	C		65-84	C	
45-64	D		45-64	D	
25-44	E		25-44	E	
10-24	F		10-24	F	
1-9	G		1-9	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		