



FINN'S

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8 Stour Court, Stour Street, Canterbury, Kent, CT1 2PG

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**8 Stour Court, Stour Street,
Canterbury, Kent, CT1 2PG**

£220,000 Share of Freehold

A light and airy two-bedroom penthouse apartment, enjoying a south-facing balcony with wonderful views across Canterbury's ancient rooftops towards the Cathedral. Well positioned and offered with no onward chain, the apartment benefits from a lift, two bathrooms and access to a communal riverside garden and would benefit from some modernisation.

- Two-bedroom penthouse apartment
- South-facing balcony with Cathedral views
- Lift
- Two bathrooms
- Communal riverside garden
- No onward chain
- In need of some modernisation

The front door opens into the entrance hall, which provides plenty of built-in storage and leads through to the spacious sitting/dining room. Sliding doors open onto the south-facing balcony, creating a lovely extension to the living space and offering wonderful views across the ancient rooftops and towards Canterbury Cathedral.

The kitchen is fitted with a range of base units, with space for appliances and a useful breakfast bar.

Bedroom one is a generous double room and benefits from an en-suite shower room. Bedroom two is served by the family bathroom, completing the accommodation.

Outside, residents have access to a communal riverside garden, providing a peaceful and attractive setting.

Stour Street lies just off Castle Street which is a charming part of the historic City Centre with a wonderful mix of period properties and is just a couple of minutes' level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsbury's Local and Tesco Metro are all

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



within easy reach, as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral and a huge range of restaurants, bars and cafés. The Westgate Gardens and Dane John Gardens are also close by, they're beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East and West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.

Lease: 999 years from 2014 - Share of freehold

Service Charge: £1,482 per year

Ground Rent: Details awaited

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

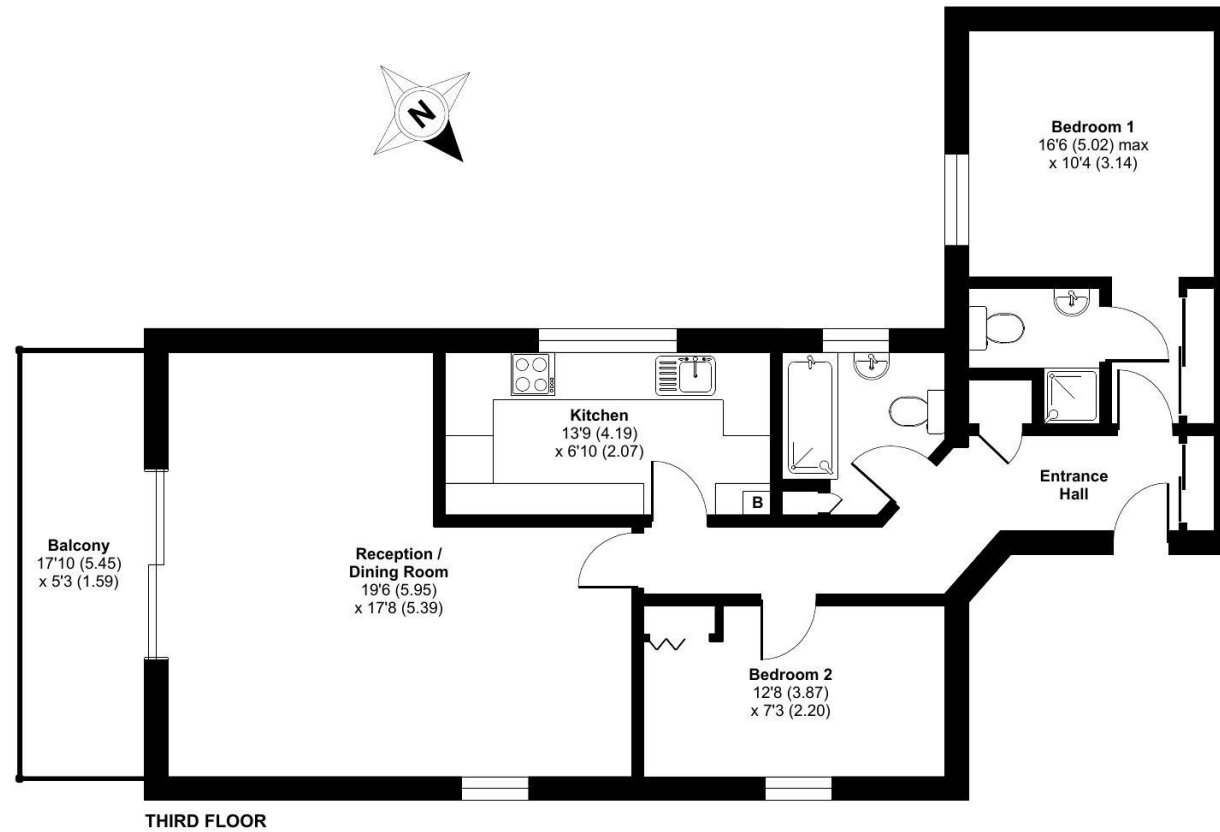
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 8/9/26



Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Finns. REF: 1512255

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

