

20 Magdalen Court  
Ersham Road  
**Canterbury**  
CT1 3DH

**£95,000** Leasehold (70% Shared Equity)

Finn's  
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Purpose-built first floor retirement flat  
Warden assisted  
Fitted kitchen and good size bedroom

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A superbly located modern purpose-built first floor warden assisted retirement flat situated in Ersham Road, a popular cul-de-sac 1/2 mile distance from the City centre. There is a nearby Tesco Express, Doctors' surgery and Kent and Canterbury Hospital is within easy reach. The flat has night storage heaters and sealed-unit double glazing.

Accommodation comprises (approximate measurements):

**Ground Floor**

**Shared Entrance Hall**

with stairs to first floor and private front door to Flat 20.

**Entrance Hall**

with built-in airing cupboard housing lagged hot water tank, night storage heater.

**Sitting Room/Dining Room 14' 10" x 11' 4" (4.52m x 3.45m)**

with rear window, night storage heater, TV point, telephone point and door to -

**Fitted Kitchen 8' 6" x 5' 10" (2.59m x 1.78m)**

fitted with Hygena oven with hob over, adjacent worktops with cupboards, drawers and space under, wall cupboards, extractor hood, electric cooker point, sink with mixer tap, side window, Dimplex wall heater, part-tiled walls.

**Bedroom 11' 6" x 9' 8" (3.50m x 2.94m)**

with rear window, night storage heater, built-in double wardrobe.

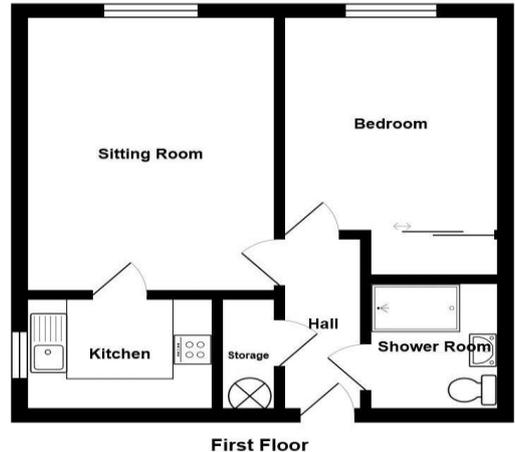
**Shower Room 7' 4" x 5' 3" (2.23m x 1.60m)**

with Triton tiled shower cubicle, pedestal basin, WC, heated towel rail, electric wall heater, extractor fan and tiled walls.

**Outgoings**

Lease: Details awaited.

Service Charge: £1,939.08 we have been advised of these figures verbally and have not seen written verification. We suggest the purchaser and their solicitor checks this prior to exchange of contracts.



All measurements are approximate and for display purposes only

**Energy Performance Certificate**

20 Magdalen Court, Ersham Road, CANTERBURY, CT1 3DH

Dwelling type: Top-floor flat Reference number: 8263-7522-5949-7541-7996  
 Date of assessment: 19 December 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 December 2017 Total floor area: 43 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,464</b>
<b>Over 3 years you could save</b>	<b>£ 336</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 948 over 3 years	£ 612 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 1,464</b>	<b>£ 1,128</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 99	
2 Party wall insulation	£300 - £600	£ 75	
3 High heat retention storage heaters	£800 - £1,200	£ 165	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.

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