



Charles Bainbridge



166 George Roche Road,
Canterbury, Kent, CT1 3LP

£249,950





An impressive ground floor flat on a contemporary development with easy access to the City centre and the A2. Newly decorated, the property is well presented throughout and includes open-plan living accommodation and an attractive kitchen with integral appliances. There are two double bedrooms with built-in wardrobes, the master with an ensuite shower room plus the family bathroom. The property has an allocated parking space.

The flat enjoys a pleasant setting to the south side of Canterbury City centre conveniently located for the Kent and Canterbury Hospital and the City centre itself. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

Services: Mains water, sewage and electricity are understood to be connected to the property. No gas

Tenure: Leasehold

Lease term: 125 Years from 1st June 2005

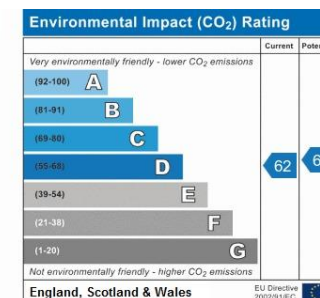
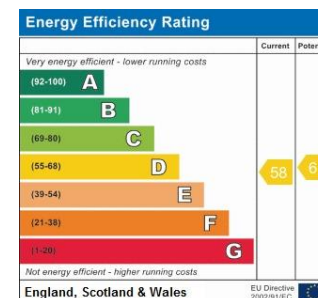
Service charge: TBC

Ground rent: TBC

Council Tax Band: D

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com





TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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