



## 5 Rochester Court Rochester Avenue, Canterbury, CT1 3YF



NEW TO THE MARKET , ONE BEDROOM FIRST FLOOR MODERN FLAT IN A PROMINENT CORNER SITE DEVELOPMENT LOCATED ON THE BORDER OF CANTERBURY ,CONVENIENTLY PLACED FOR ACCESS BY CAR AND ON BUS ROUTE TO THE CITY CENTRE . SPACIOUS AND LIGHT ACCOMMODATION , DOUBLE GLAZING AND GAS CENTRAL HEATING . ADDED BONUS OF ALLOCATED ON SITE REAR PARKING .998 YEARS REMAINING ON THE LEASE .EPC RATING C .

**£210,000 Leasehold**



## **Main front door**

Communal hallway with stairs to the first floor flat

## **Front door to flat**

Leading to flat hallway .

## **Bathroom/wc**

5'9" x 7'0" (1.75m x 2.13m )

Low level wc, wash basin, bath with shower from mixer taps , glass shower screen, Part tiled,walls , tiled floor, radiator, extractor unit , wall mirror with light .

## **Bedroom**

11'7" x 9'4" (3.55m x 2.86m )

Power points , radiator, double glazed window

## **Kitchen /Diner**

14'7" x 9'10" (4.45m x 3.02m )

Range of wall cupboards , base units , gas hob, electric oven stainless steel twin bowl sink unit, part tiled walls , wall mounted gas boiler for central heating and hot water , space for washing machine radiator, power points, double glazed window . recess for fridge /freezer.

## **Lounge**

14'7" x 10'10" (4.45m x 3.32m )

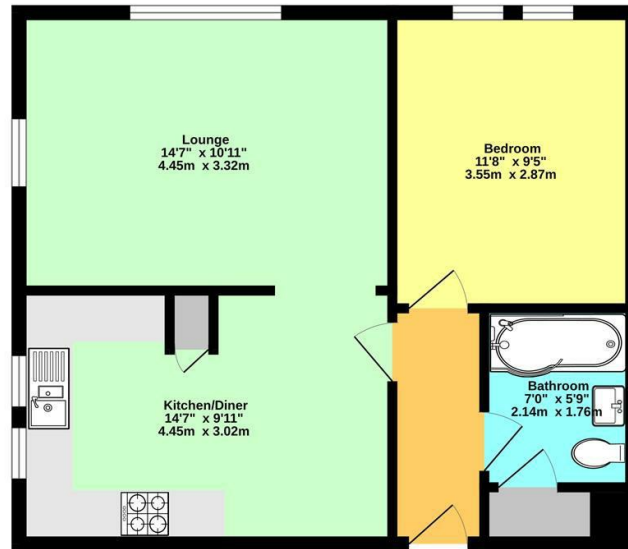
Double aspect room ,tv point, Power points, radiator .

## **Outside**

Allocated parking to the rear .



### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagage (2024)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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