



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



NEW FOR 2025 , ONE BEDROOM FIRST FLOOR MODERN FLAT ON A PROMINENT CORNER SITE DEVELOPMENT LOCATED ON THE BORDER OF CANTERBURY ,POPULAR RESIDENTIAL AREA , CONVENIENTLY PLACED FOR ACCESS BY CAR AND ON BUS ROUTE TO THE CITY CENTRE . OFFERING SPACIOUS AND LIGHT ACCOMMODATION , DOUBLE GLAZING AND GAS CENTRAL HEATING . ADDED BONUS OF ESSENTIAL ALLOCATED ON SITE REAR PARKING .997 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 )

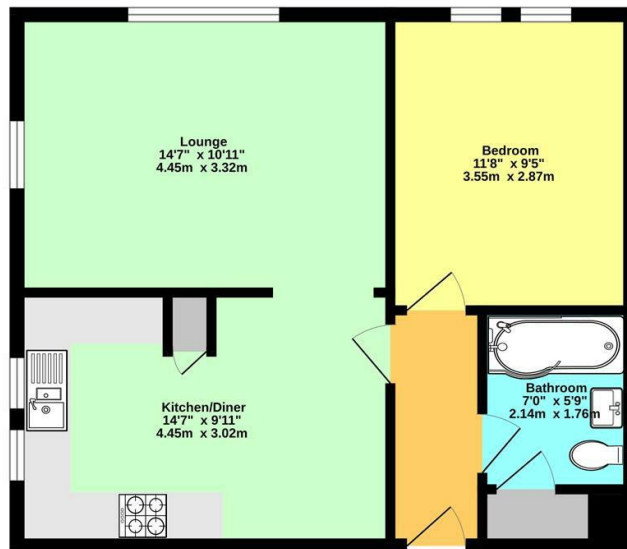
Double aspect room ,tv point, Power points, radiator .

### Outside

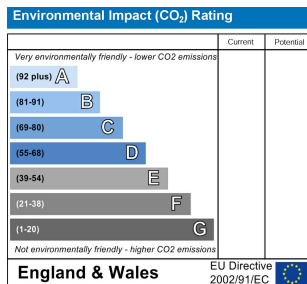
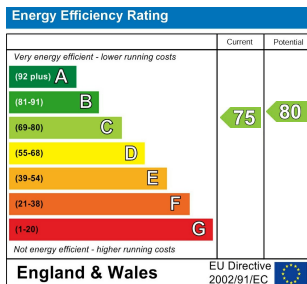
Allocated parking to the rear .



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.  
Made with Metagor G2D3



### 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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