

Rushmead Close, Canterbury, CT2 7RP

Asking Price £240,000



2 1 1 D

Rushmead Close

Canterbury CT2 7RP

2 bedroom maisonette with garage

A great buy to let or first time buyers home. The property is currently rented at a rent of £895.00 yielding 4.47 % return per annum.

A first floor maisonette with its own entrance, use of front garden and Garage en-block. The property comprises of sitting room overlooking the garden, kitchen with space for washing machine, fridge/freezer oven and hob. Two double size bedrooms with bathroom with shower over the bath. Recent maintenance carried out to include new electric heating installed in 2022, new roof in 2021 and New front door in 2023.

Council tax band C - Canterbury City Council

66 sq meters

Lease Details: 999 years with 946 years remaining

Service Charges are currently £

Ground Rent £30 per year

No gas all electric

Ofcom broadband results:-

Standard 15 Mbps 1 Mbps

Superfast 80 Mbps 20 Mbps

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Kitchen

9'1" x 8'11" (2.788 x 2.743)

Living Room

16'1" 12'4" (4.911 3.765)

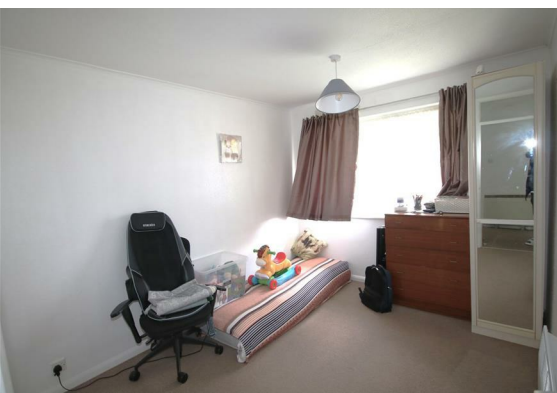
Bedroom 1

8'10" x 14'6" (2.715 x 4.434)





Bedroom 2
8'10" x 11'1" (2.715 x 3.398)
Bathroom
6'1" x 6'1" (1.872 x 1.878)



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

