

Gardeners Place, Canterbury, Kent, CT4 7TR

Asking Price £155,000



Gardeners Place

Canterbury, Kent CT4 7TR

2 bedroom ground floor flat with no onward chain

Welcome to this charming ground floor flat located in the highly desirable village of Gardners Place. This delightful property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or investors seeking a promising rental opportunity and is currently rented at £795 per calendar month.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fully fitted kitchen comes complete with essential white goods, ensuring you have everything you need to prepare your favourite meals.

One of the standout features of this property is the convenience of key fob entry, providing an added layer of security and ease of access. Additionally, the flat benefits from two allocated private parking spaces, a rare find in such a sought-after location.

Residents can also enjoy the communal gym, conservatory, and outdoor space, which enhance the overall living experience. The flat is situated within close proximity to local amenities, including shops, and is well-connected by railway and bus routes, making commuting a breeze.

With no onward chain, this property is ready for you to move in or rent out immediately. Don't miss the opportunity to own a piece of this vibrant community in Chartam. Whether you are looking for a new home or a sound investment, this flat is sure to impress.

Council tax band C
All viewings are strictly by appointment only.

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 be 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.





Bedroom 1

7'10" x 7'3" (2.40 x 2.21)

Living / Dining Room

15'10" x 13'3" (4.83 x 4.06)

Bedroom 2

10'10" x 10'7" (3.31 x 3.24)

Kitchen

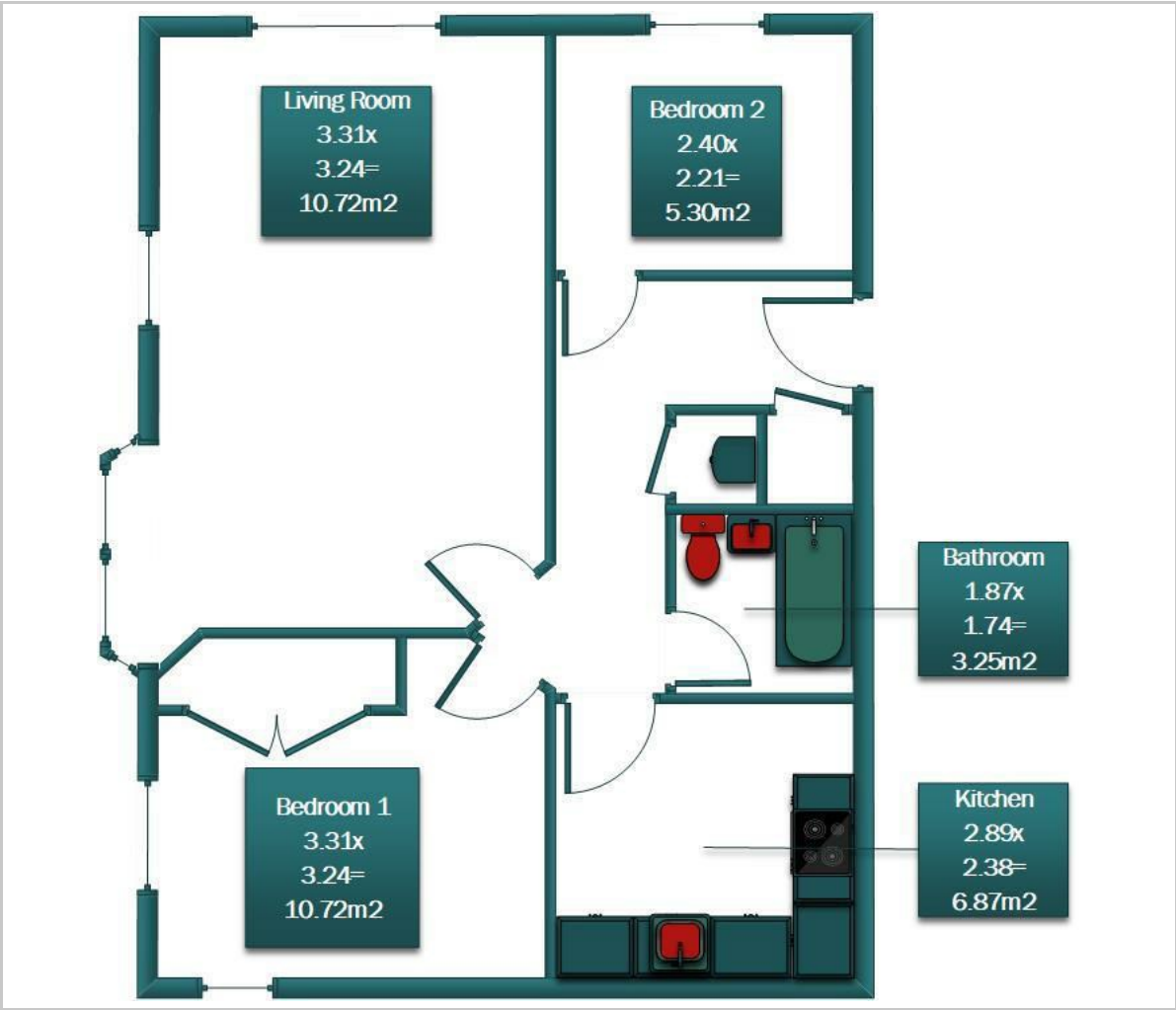
9'5" x 7'9" (2.89 x 2.38)

Bathroom

6'1" x 5'8" (1.87 x 1.74)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

