

The Maltings, Roper Road, Canterbury, Kent, CT2 7DQ

Asking Price £185,000

Sally Hatcher  
estates



# The Maltings

Roper Road, Canterbury CT2 7DQ

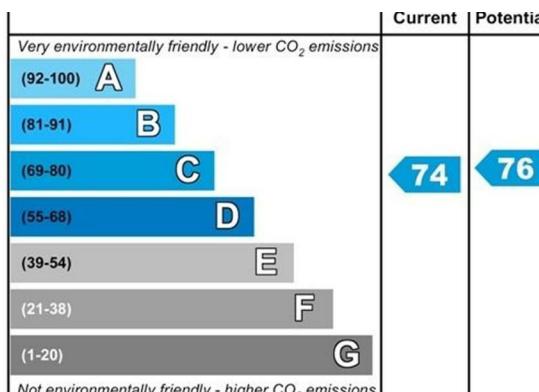
Nestled in the charming area of The Maltings on Roper Road, Canterbury, this delightful second-floor apartment offers a perfect blend of modern living and convenience. As you enter through the secure entryphone system, you are welcomed into a bright and airy hallway that leads you into the heart of the home.

The open-plan sitting room and kitchen create a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The kitchen is equipped with integral appliances, ensuring that you have everything you need at your fingertips. This layout not only maximises space but also allows for a seamless flow between cooking and socialising.

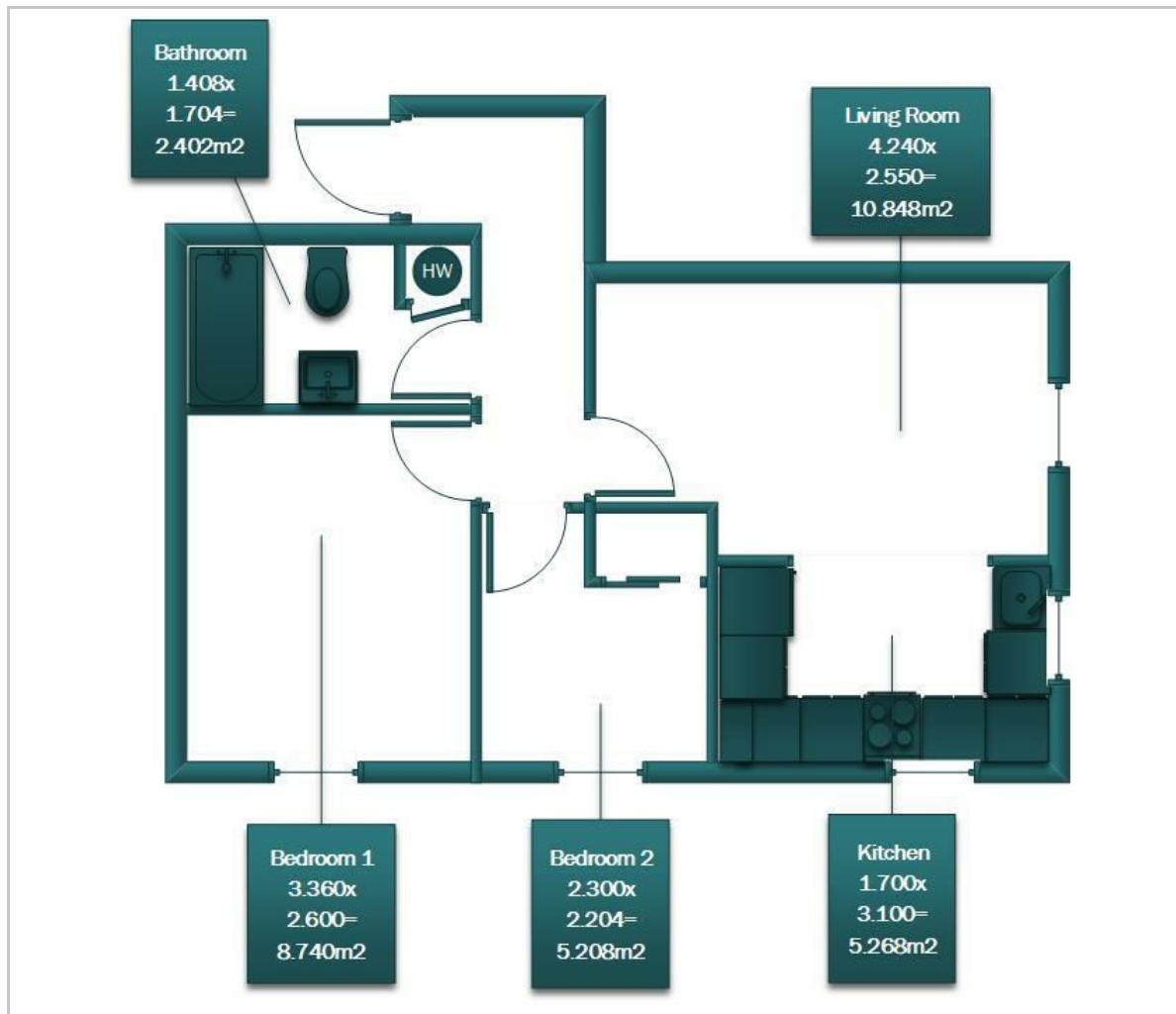
The apartment features two well-proportioned bedrooms, comprising one double and one single, providing ample space for rest and privacy. The bathroom is thoughtfully designed, complete with a shower over the bath, catering to your daily needs with ease.

Located in a vibrant area, this property is within easy reach of local amenities, shops, and transport links, making it an excellent choice for those seeking a comfortable lifestyle in Canterbury. Whether you are a first-time buyer, a small family, or looking for a rental investment, this flat presents a wonderful opportunity to enjoy modern living in a historic city. Don't miss the chance to make this charming apartment your new home.





## Floor Plan

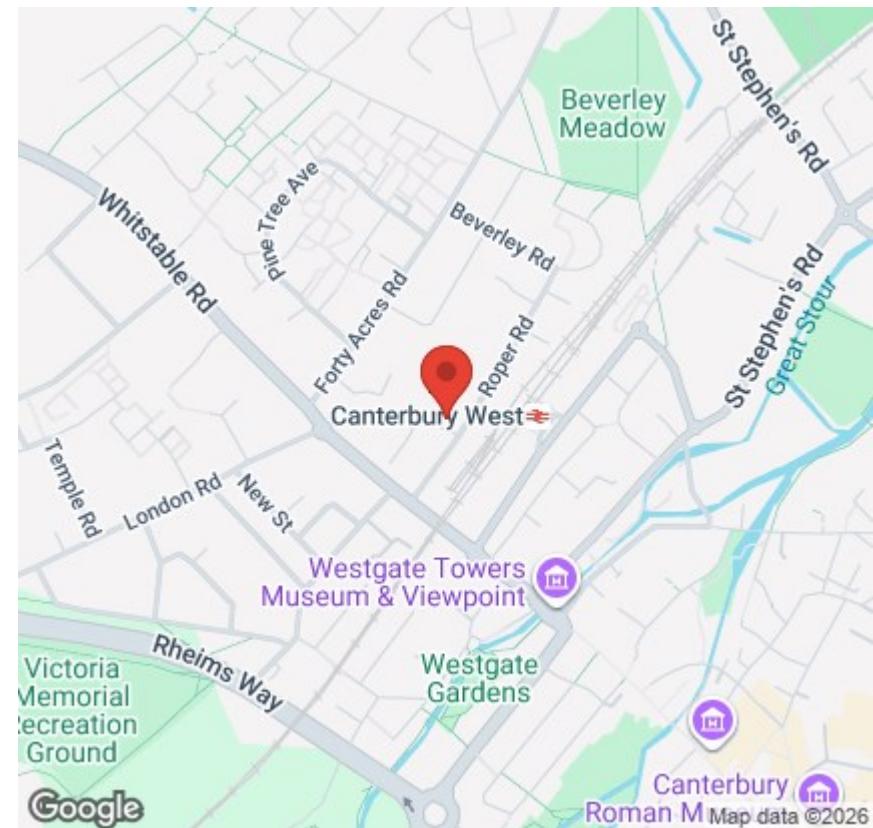


## Viewing

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

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

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