



**Guide Price**  
**£230,000**

**Leasehold**

2x  1x  1x 

**Rochester Avenue,  
Canterbury, Kent, CT1**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Allocated parking space in communal car park
- Fantastic location within walking distance of the city centre
- Light and airy apartment with large windows providing natural light
- Recently painted and updated throughout

## Accommodation

### FIRST FLOOR

Entrance Hallway

Bedroom 2: 7'8 x 6'7 (2.34m x 2.01m)

Bedroom 1: 11'1 x 9'5 (3.38m x 2.87m)

Bathroom: 7'0 x 5'9 (2.14m x 1.75m)

Kitchen/Diner: 14'6 x 9'10 (4.42m x 3.00m)

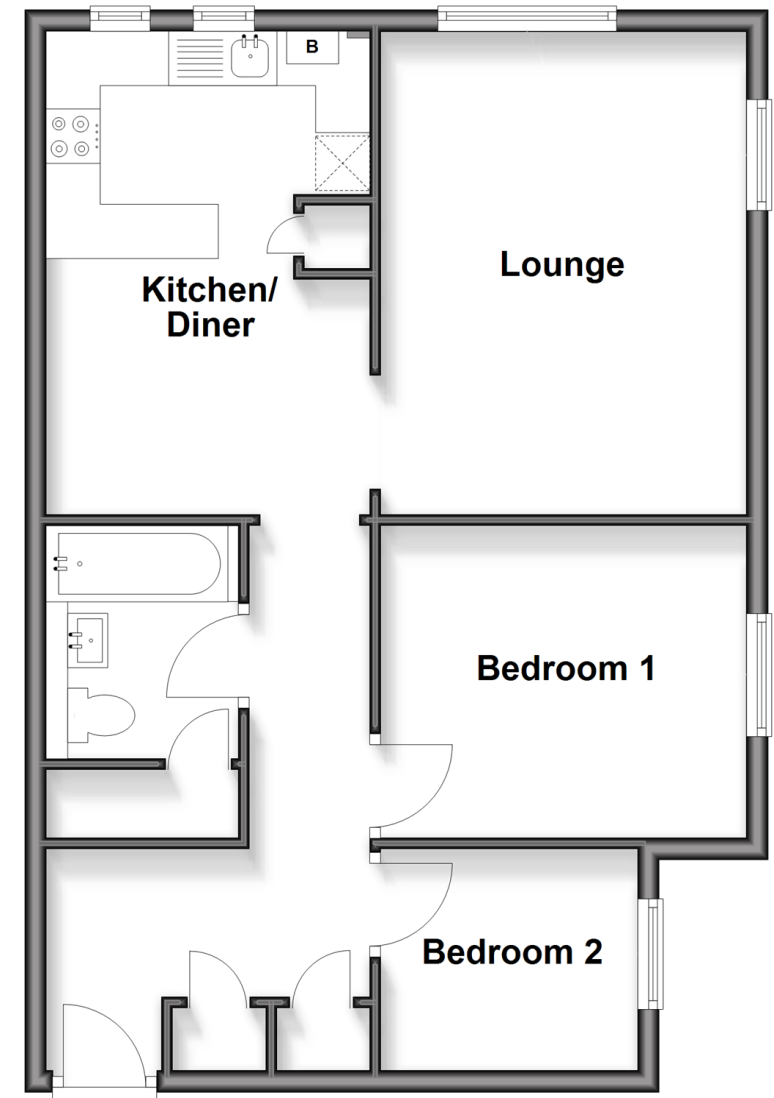
Lounge: 14'6 x 10'8 (4.42m x 3.25m)

### OUTSIDE

Allocated Parking Space

## First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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