

for sale

**£230,000** Leasehold



## Old Watling Street Canterbury CT1 2DX

This spacious recently renovated two bedroom first floor apartment would be an ideal first time buy or investment. The property boasts two bathrooms, parking, lift access and is a short walk to the town centre and Canterbury East station.

- Energy Rating: C
- First Floor Apartment With Lift Access
- Family Bathroom and En Suite Shower Room
- Allocated Parking

# Property Details

## Entrance Hall

Carpet laid to floor, entry phone system, storage heater, cupboard.

## Lounge / Diner 19' 10" x 18' 7" ( 6.05m x 5.66m )

Double glazed window and french doors to front with Juliet balcony, storage heater, carpet laid to floor.

## Kitchen 10' 9" x 8' 11" ( 3.28m x 2.72m )

A modern, fully fitted kitchen with matching wall and base units and work surfaces over. A one and half bowl sink and drainer, space for fridge freezer and plumbing for washing machine. Electric oven and hob, cooker hood, part tiling, laminate flooring.

## Bedroom One 12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed window to rear, built in wardrobes, television point, storage heater, carpet laid to floor, door to :

## En Suite

Wash hand basin, extractor fan, wc, shower cubicle, part tiling, laminate flooring.

## Bedroom Two 12' 5" x 8' 7" ( 3.78m x 2.62m )

Double glazed window to rear, carpet laid to floor, storage heater.

## Bathroom

Matching suite including bath with mixer taps and shower over, wash hand basin, WC, extractor fan, towel rail.





To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
CANTERBURY CT1 2UD

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: CBY404849 - 0008

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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