

for sale

£250,000



Back Lane Canterbury CT1 2FX

Sold with no onward chain and with a tenant in situ, this well presented, two bedroom apartment makes an ideal investment. Set in Canterbury's City Walls, the property provides easy access to Canterbury City Centre and train station. Open plan living accommodation, two bathrooms & parking available.

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Lounge / Diner

18' 3" Bay x 16' 11" (5.56m Bay x 5.16m)

Double Glazed French doors to front with juliet balcony, two double glazed windows to side, two electric heaters, TV and telephone point, carpet.

Kitchen

7' x 13' (2.13m x 3.96m)

Matching wall and base units, vinyl floor, space for fridge freezer and washing machine, stainless steel sink with drainer, electric oven and hob,extractor hood and extractor fan.

Bedroom One

19' 1" x 11' (5.82m x 3.35m)

Double glazed french doors onto Juliet balcony, carpet, electric heater, fitted wardrobes and door to En suite.

En Suite

Vinyl floor, shower cubicle, WC, wash hand basin, electric heater, extractor fan, part tiling.

Bedroom Two

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to front, carpet and electric heater.

Entrance Hall

Telephone entry system, carpet, storage cupboard,electric heater and telephone point.

Bathroom

Vinyl floor, panelled bath with mixer taps, wash hand basin, WC, electric heater and extractor fan.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

Property Ref: CBY405081 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/CBY405081

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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