

for sale

offers in excess of **£250,000**



## Back Lane Canterbury CT1 2FX

An incredibly spacious, two bedroom apartment finished to a modern standard and ready to move in to. Sold with no onward chain, the property is set within a popular development on the edge of Canterbury City and within easy reach of Canterbury train stations.



# Back Lane Canterbury CT1 2FX

## Entrance Hall

Entrance door, entry phone system, double cupboard housing boiler

## Lounge

21' 6" Max x 14' 8" Max ( 6.55m Max x 4.47m Max )  
Open plan lounge dining room with kitchen area. Carpeted room, two electric wall heaters, window to the side.

## Kitchen

10' 9" x 8' 3" ( 3.28m x 2.51m )  
Modern fitted kitchen, matching wall and base units, work surface over, sink and drainer, electric oven, hob and extractor fan, fridge freezer. Double doors to Juliet Balcony, electric wall heater, part tiled walls.

## Bedroom One

17' 9" x 8' 11" narrowing to 6' ( 5.41m x 2.72m narrowing to 1.83m )  
Double cupboard with sliding mirrored doors, windows to the rear, carpet, electric wall heater,

## Bedroom Two

10' 11" x 10' 2" ( 3.33m x 3.10m )  
Window to the side, carpet, electric wall heater.

## Bathroom

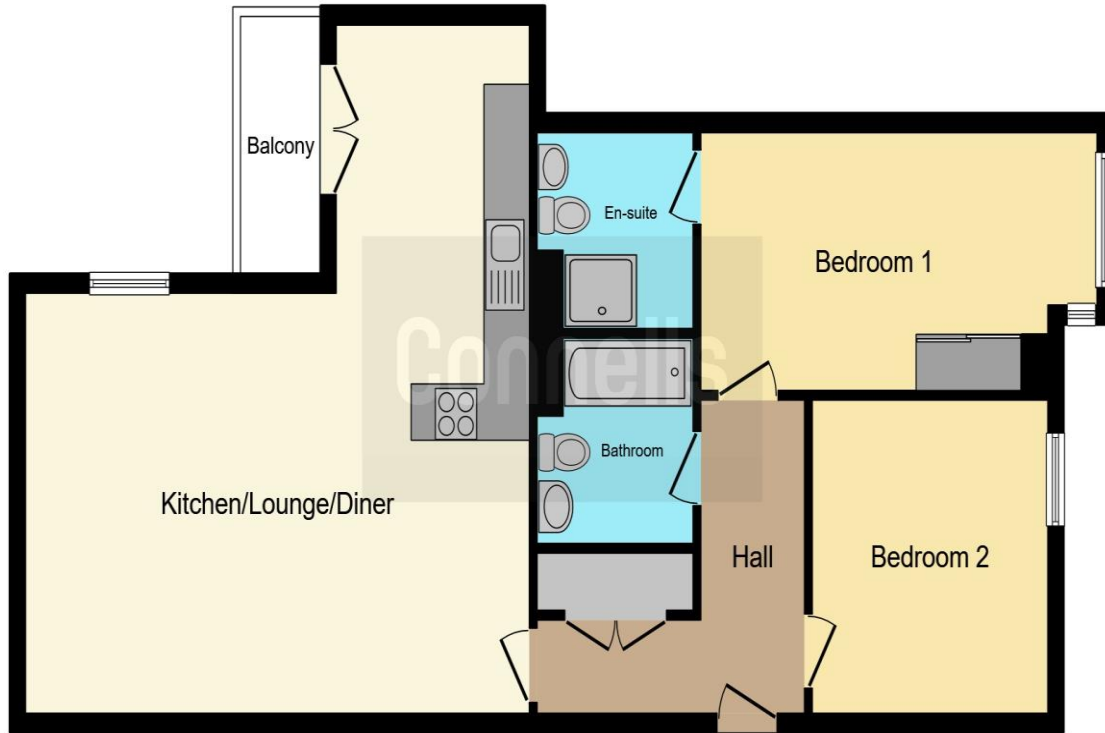
Bath, WC, wash hand basin, part tiled walls, electric wall heater.











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**  
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29-30 Watling Street  
CANTERBURY CT1 2UD

Property Ref: CBY405083 - 0004

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/CBY405083](http://connells.co.uk/Property/CBY405083)**

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 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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