



**Connells**

George Roche Road  
Canterbury



## Property Description

Connells are delighted to present this truly unique opportunity to own a characterful and spacious Three Bedroom Ground Floor Apartment, with it's own private courtyard garden and parking in George Roche Road.

Situated just a short walk from Canterbury City Centre and Transport Links, this home offers a large, well maintained accommodation comprising of an open plan entrance hall with ample space for sideboards and seating areas, as well as two large storage cupboards. Branching off from the main hall are three generous double bedrooms, all benefitting from built in wardrobes and the master bedroom also boasting an en-suite shower room and additional storage, in addition to the main four piece bathroom. To the rear of the property is the open plan living space with a modern fitted kitchen and dining area, with a cosy living area with french doors looking out to the courtyard garden.

Externally the property benefits from both the secluded courtyard garden which is laid to patio and allocated parking for one car to the front.

### Entrance Hall

23' 10" x 5' 7" ( 7.26m x 1.70m )

### Lounge

14' 10" x 11' 6" ( 4.52m x 3.51m )

### Kitchen

11' 11" x 11' 6" ( 3.63m x 3.51m )

### Bedroom One

15' 11" x 9' 8" ( 4.85m x 2.95m )

### Bedroom Two

14' 11" x 10' 3" ( 4.55m x 3.12m )

### Bedroom Three

12' 7" x 6' 8" ( 3.84m x 2.03m )

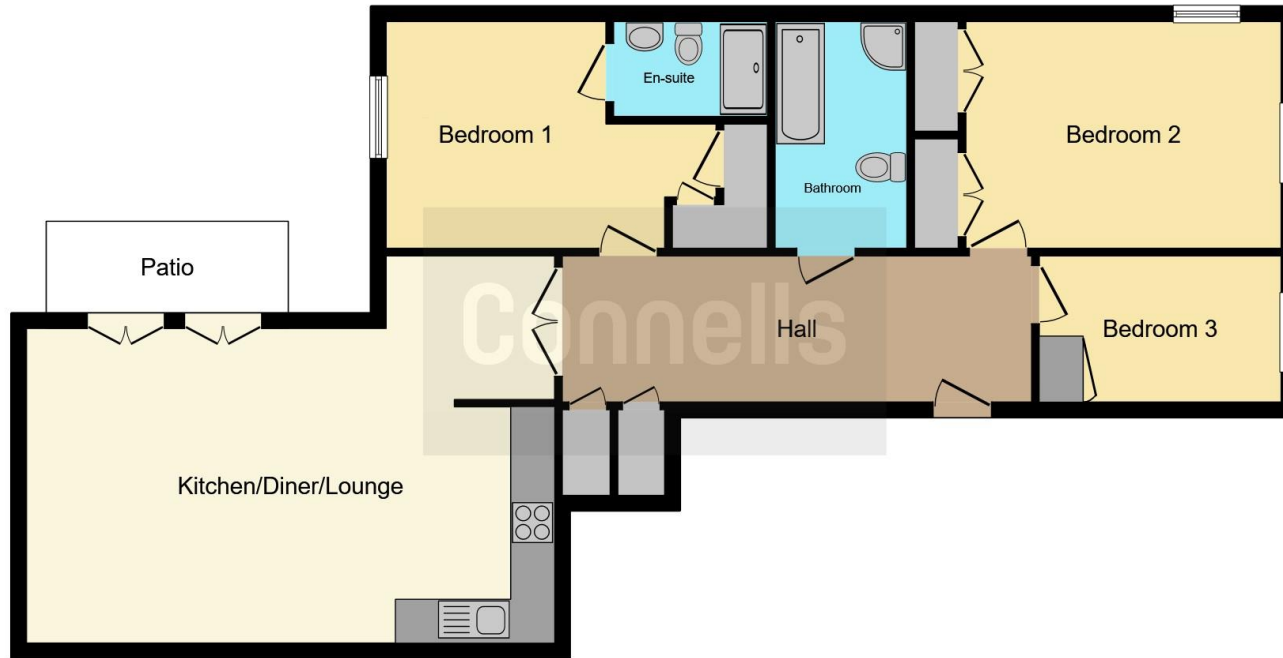
### Bathroom

10' 3" x 5' 10" ( 3.12m x 1.78m )









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](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
CANTERBURY CT1 2UD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY405744](http://connells.co.uk/Property/CBY405744)**

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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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