



Connells

Invicta Close
Canterbury



Property Description

Offered to the market with no onward chain, this very well presented, two bedroom apartment is positioned in a sought after location next to the Cricket Ground in Canterbury. Providing walkable access to local amenities such as Sainsbury's store, Canterbury City centre and main roads with bus routes and access to A2.

The property opens to a central hallway with access to two double bedrooms, the main bedroom enjoying an en suite shower room. There is a main family bathroom with matching suite of bath, WC and wash hand basin. You will then find the very spacious open plan lounge dining room and modern kitchen with integrated appliances.

The property would make an ideal first time buy being ready to move in to and having allocated parking within the grounds.



Lounge Kitchen

16' 3" Max x 14' 1" Max (4.95m Max x 4.29m Max)

Including modern kitchen with matching wall and base units, work surface over, sink drainer, gas hob, electric oven and extractor fan. Integrated appliances, window.

Double doors from lounge area to Juliet Balcony.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Built in wardrobe storage, two windows, access to en suite

En Suite Shower Room

Shower cubicle, WC, wash hand basin, partly tiled walls. Window

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

Double doors to Juliet balcony.

Family Bathroom

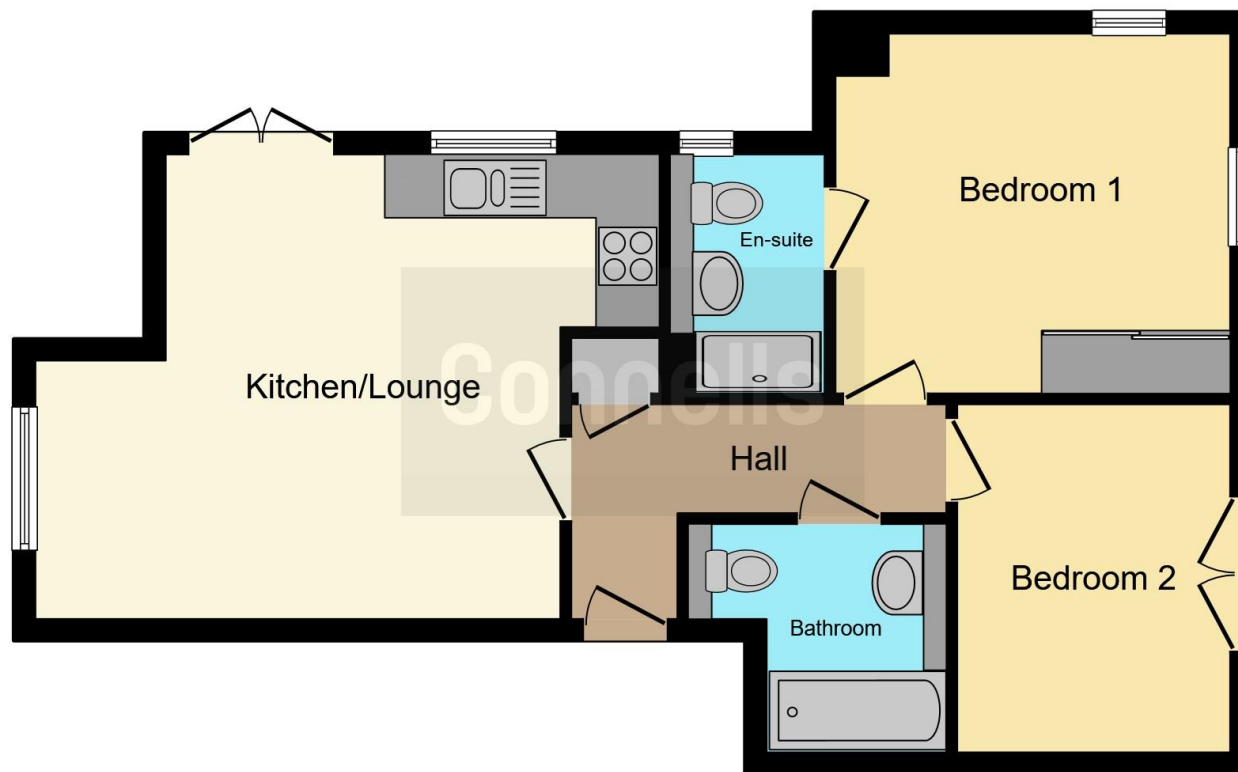
Matching suite of bath, WC and wash hand basin. Partly tiled walls.







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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY404379

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2011. 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.

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