



Connells

George Roche Road
Canterbury

George Roche Road
Canterbury CT1 3LP

for sale offers in excess of
£275,000



Property Description

Connells are delighted to present this truly unique opportunity to own a characterful and spacious Two Bedroom Top Floor Apartment, with stunning views across Canterbury 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 a large storage cupboard.

Branching off from the main hall are two generous double bedrooms, all benefitting from built in wardrobes and the master bedroom also boasting an en-suite shower room and additional dressing room with numerous storage cupboards, in addition to the main three piece bathroom.

To the front of the property is the open plan living space with a unique and characterful period windows with views stretching across canterbury city centre. From the living area is also the open plan kitchen and breakfast area with ample fitted units and worktop space, as well as white goods included.



Lounge

17' x 15' 9" (5.18m x 4.80m)

Kitchen

12' 7" x 9' 2" (3.84m x 2.79m)

Bedroom One

10' 11" x 14' 11" (3.33m x 4.55m)

En-Suite

Dressing Room

15' 5" x 5' (4.70m x 1.52m)

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

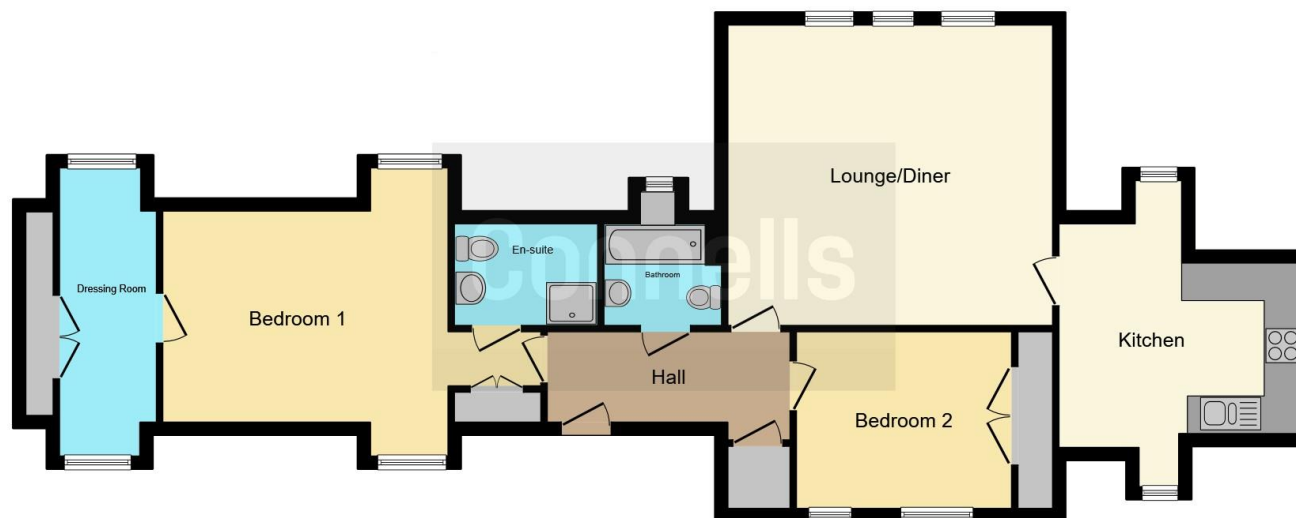
Bathroom

6' 2" x 5' 1" (1.88m x 1.55m)









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

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: E

Council Tax
 Band: D

Service Charge:
 2400.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY405923

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.

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