



**Connells**

Talavera Road  
Canterbury





## Property Description

An Immaculate Two Bedroom Apartment situated within the sought after Royal Parade development in Canterbury, just a short distance from the City Centre and Train Stations.

This home offers a spacious and versatile accommodation comprising of a spacious hallway with two handy storage cupboards, a light and open plan living and kitchen area which boasts fully integrated appliances and plenty of space for a separate dining area, two double bedrooms with the main bedroom benefiting from an en-suite shower room and the main bathroom servicing the second bedroom.

Further benefits include allocated parking for one car, gas central heating. Sold with no onward chain.

### Kitchen/Lounge

26' 6" x 10' 6" ( 8.08m x 3.20m )

### Bedroom One

14' 6" x 10' 1" ( 4.42m x 3.07m )

### En Suite

### Bedroom Two

14' 6" x 8' 7" ( 4.42m x 2.62m )

### Bathroom













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](http://www.focalagent.com)

To view this property please contact Connells on

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

29-30 Watling Street  
CANTERBURY CT1 2UD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY405911](http://connells.co.uk/Property/CBY405911)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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