



Connells

2 Broad Street
Canterbury

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Canterbury CT1 2LR

for sale
£150,000

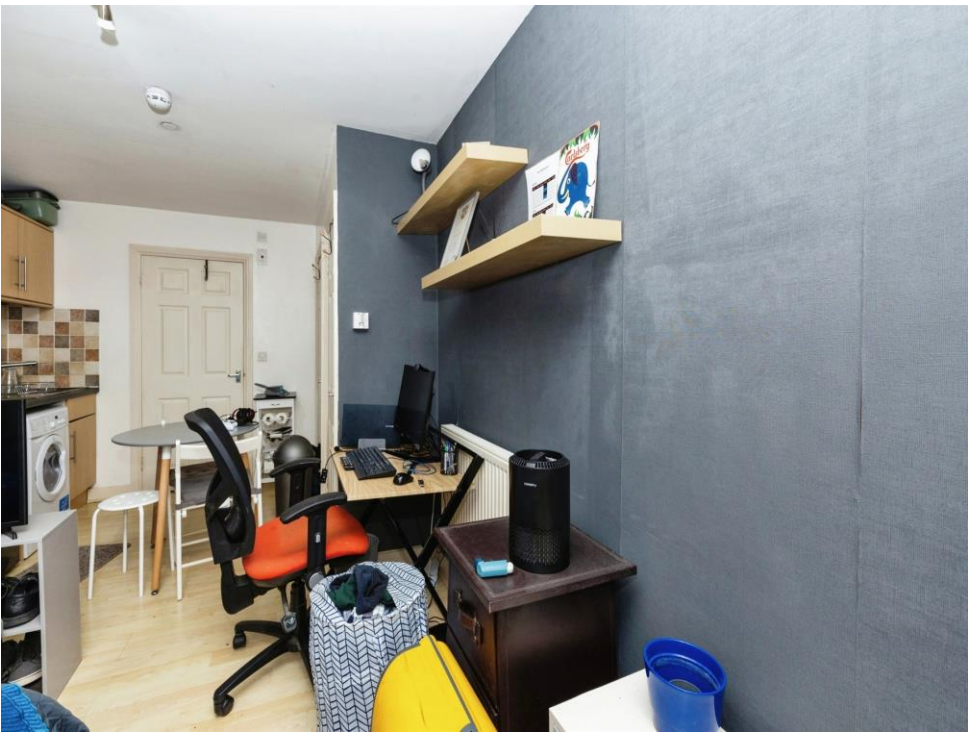


Property Description

A smart STUDIO APARTMENT set just outside the City walls of Canterbury, within walking distance of the university and Canterbury City with an array of shopping and leisure facilities. Canterbury East train station is also nearby with high speed services to London. The property offers open plan living and is sold CHAIN FREE and includes all fixtures and fittings. Good buy to let investment with a rental yield of 6 to 7% with reliable tenant in situ. Will rent quickly if ever becomes vacant. Share of Freehold.











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

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406115

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2006. 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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