

Property details approval form

75 Westwood Drive, CANTERBURY, Kent, England, CT2 7WY

Date: 11 November 2024

Property Ref and Version: CBY405729 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£205,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016.

○ Key Features

- > Energy Rating: C
- > ALLOCATED PARKING
- > BEAUTIFULLY PRESENTED
- > OPEN PLAN
- > SPACIOUS
- > CLOSE TO CITY CENTRE
- > GREAT TRANSPORT LINKS

○ Short Description

Welcome to this charming one-bedroom flat located in a highly sought-after development, just a stone's throw away from the vibrant heart of Canterbury city centre. Perfectly blending modern living with convenience, this property is ideal for professionals, couples, or investors.

○ Long Description

Welcome to this charming one-bedroom flat located in a highly sought-after development, just a stone's throw away from the vibrant heart of Canterbury city centre. Perfectly blending modern living with convenience, this property is ideal for professionals, couples, or investors.

The apartment boasts a light and airy open-plan living space, featuring windows that flood the room with natural light. The contemporary design provides a warm and inviting ambiance, perfect for relaxing or entertaining.

The modern kitchen is fitted with integrated appliances, including a fridge-freezer, oven, hob. Ample countertop space and storage ensure that cooking is both practical and enjoyable.

The generously sized bedroom offers a peaceful retreat. The layout allows for a king-size bed and additional furniture, creating a cozy and functional living space.

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The bathroom is elegantly designed with contemporary fixtures and fittings. It features a shower over the bath, a stylish vanity unit, providing a perfect space for relaxation.

Enjoy the best of both worlds with easy access to the historic charm of Canterbury city centre, filled with shops, restaurants, and cultural attractions. Public transport links, including the train station, are within walking distance, facilitating easy commutes to London and beyond.

○ **Directions**

○ **Agents Note**

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○ Room Description

- Entrance Hall**
16' 9" x 3' 5" (5.11m x 1.04m)
- Lounge**
16' 5" x 11' 2" (5.00m x 3.40m)
- Kitchen**
7' 2" x 9' 5" (2.18m x 2.87m)
- Bedroom**
17' 6" x 10' 8" (5.33m x 3.25m)
- Bathroom**
6' 5" x 7' 3" (1.96m x 2.21m)

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○ Room Description

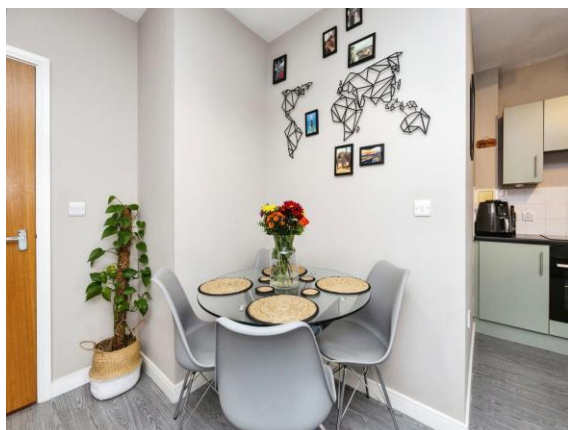
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○ Floor Plan



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

○ Approval

	Signature	Date
Jade Dever		
Ms D. Gawler		