





Property Description

Connells are delighted to bring to market this 1 bed flat located in Suffolk Road, Canterbury. Situated close to local amenities and transport services, this one bedroom first floor apartment is set within a popular residential location on the edge of Canterbury. The property would make an ideal first time buy or investment opportunity comprising a spacious lounge area with views to the front, large window to fill the space with natural light, kitchen, bathroom both with underfloor heating and double bedroom.

Close by to the property is a local shop for your daily essentials. On the main road, there a number of bus stops providing regular routes in to and out of Canterbury.

Internal viewings are available by appointment only via Connells, Canterbury.

Entrance

8' 2" x 6' 2" (2.49m x 1.88m)

Lounge

17' 5" x 10' 8" (5.31m x 3.25m)

Kitchen

6' 7" x 8' 8" (2.01m x 2.64m)

Bedroom

9' 6" x 13' 6" (2.90m x 4.11m)

Bathroom

4' 5" x 9' 4" (1.35m x 2.84m)









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/CBY405912

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 1991. 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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