







### Property Description

**\*IDEAL FIRST TIME BUY\* ONE BEDROOM TOP FLOOR apartment INSIDE CANTERBURY'S CITY WALLS.** From this apartment, you can take a pleasant walk along the river to Canterbury's vibrant High Street. Benefiting from an open plan lounge/diner/kitchen area, lift access and Juliet balconies.

Drying Shed Lane is situated in the Old Tannery development, within close proximity to both Canterbury East and West Train Stations, as well as all the shops and restaurants Canterbury has to offer.

Canterbury West train station offers the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

### Kitchen

8' 4" x 6' 9" ( 2.54m x 2.06m )

### Lounge/Dining Area

16' 5" x 11' 11" ( 5.00m x 3.63m )

### Bedroom

10' 5" x 9' 8" ( 3.17m x 2.95m )

### 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

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 190.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY405760](http://connells.co.uk/Property/CBY405760)**

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