



Connells

Chaucer Court New Dover Road
CANTERBURY



Property Description

This charming 2-bedroom apartment in Chaucer Court, Canterbury, offers a perfect blend of comfort and convenience in a sought-after location. The spacious living area is filled with natural light, creating a warm and inviting atmosphere, ideal for relaxing or entertaining guests, opening to a modern kitchen which is fully equipped with integrated appliances and ample storage, catering to all your culinary needs. Both bedrooms are generously sized and full of natural light, providing a cozy retreat. The contemporary shower room boasts sleek fixtures and a clean design. Additional benefits include residential permit parking and secure entry. Situated close to Canterbury city centre, residents enjoy easy access to local shops, cafes, historic attractions, and excellent transport links, making this apartment a fantastic choice for professionals, couples, or investors. With a blend of practicality and style, this property offers a comfortable lifestyle in a vibrant, historic setting.

Kitchen Area

10' x 6' (3.05m x 1.83m)

Living Room

20' max x 12' (6.10m max x 3.66m)

Bedroom One

15' x 10' 10" (4.57m x 3.30m)

Bedroom Two

10' x 9' 6" (3.05m x 2.90m)



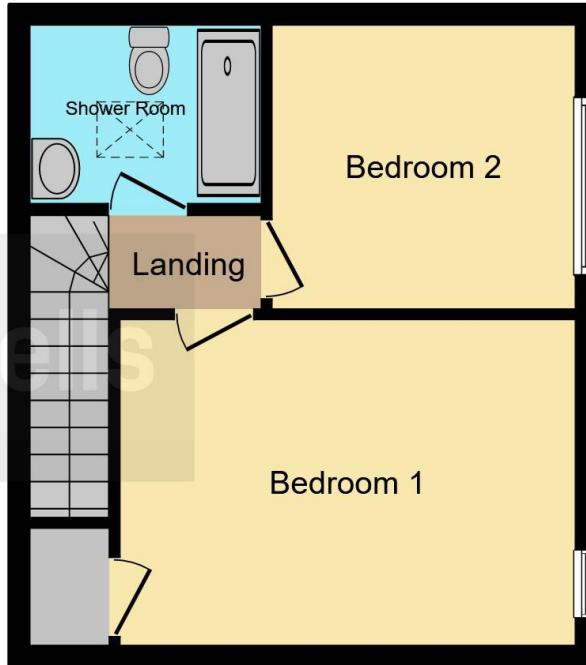








Ground Floor



First Floor

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

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C
 Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/CBY406551\]\(http://www.connells.co.uk/Property/CBY406551\)](http://www.connells.co.uk/Property/CBY406551)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

