

for sale

guide price **£230,000**



Ainsley Way Chartham Canterbury CT4 7UA

Offering an incredibly spacious **THREE BEDROOM** apartment, this property is offered **CHAIN FREE** and offers a ready made investment in a sought after village location. The property is well presented throughout, boasts country views, allocated parking and a garage. Sold with tenant in situ.



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Entrance Hall

Wooden door to the side, storage cupboard, gas central heating boiler, loft hatch.

Lounge

17' 4" x 12' 4" max (5.28m x 3.76m max)

Double glazed sash window to the front, two radiators, telephone point, television point, double doors to hallway, open plan to dining area, stunning views.

Dining Area

12' 9" into bay x 10' 2" max (3.89m into bay x 3.10m max)

Two double glazed sash windows, stunning views.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)

Fitted kitchen with a range of matching wall and base units, sink and drainer, work surfaces over, splashback tiling, electric oven with gas hob and cookerhood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, open to dining area.

Bedroom One

15' 9" into bay x 13' 2" into door (4.80m into bay x 4.01m into door)

Two double glazed sash windows to the rear, two double built in wardrobes, two radiators, telephone point, television point, stunning views.

En Suite To Bedroom One



Suite comprising of shower cubicle, wash hand basin, low level w.c, extractor fan, tiled flooring, part tiled walls, radiator.

Bedroom Two

9' x 8' 6" (2.74m x 2.59m)

Double glazed sash window to the rear, radiator, stunning views.

Bedroom Three

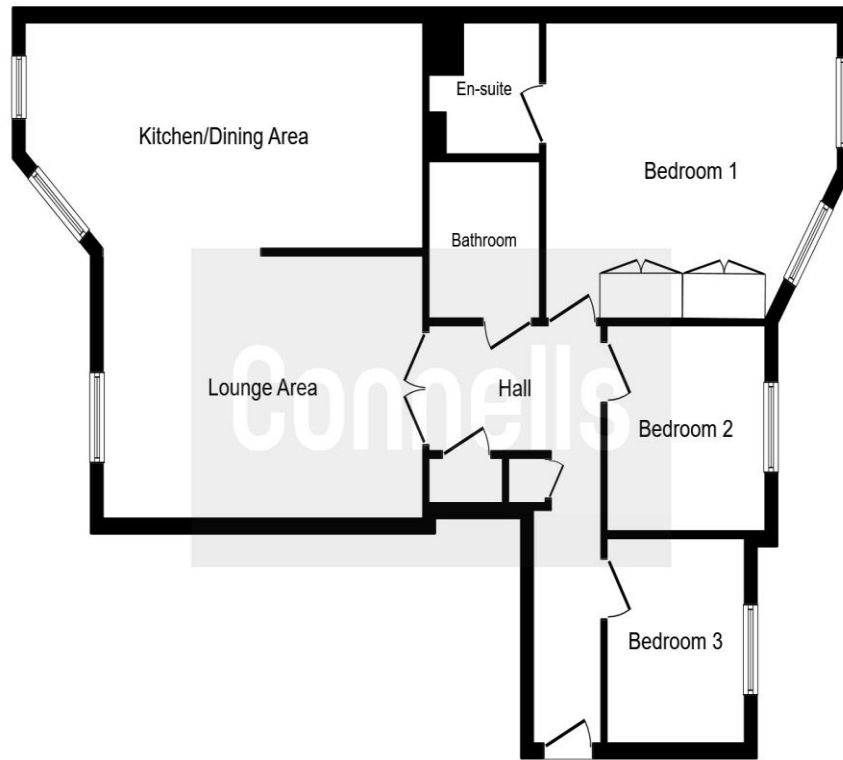
8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed sash window to the rear, radiator.

Bathroom

Suite comprising of panelled bath with mixer taps and shower attachment over, wash hand basin, low level w.c, part tiled, extractor fan, radiator.





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).
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29-30 Watling Street
CANTERBURY CT1 2UD

Property Ref: CBY403913 - 0005

Tenure: Leasehold

EPC Rating: C

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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.

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