



Connells
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FOR SALE

PRIVATE PROPERTY
**NO
TURNING**

Connells

Elizabeth Court Old Dover Road
CANTERBURY



Property Description

Welcome to Elizabeth Court, an immaculate and high specification Two Bedroom Ground Floor Apartment, boasting an open plan living accommodation, private and communal gardens, as well as brilliant links into Canterbury and further afield!

Internally the home comprises of a welcoming hall with stunning washed solid oak flooring which leads through to the main living area. An innovative window from the kitchen through to the hall allows plenty of natural light to flood through the centre of the property. The lounge is of a generous size, with wonderful high ceilings and windows allowing even more natural light in. Leading off of the lounge is the recently fitted kitchen with fully integrated appliances and a separate dining area with a stable door leading out to the private garden. From the main hall are also two generous double bedrooms, with the primary bedroom also benefitting from a walk-in wardrobe and en-suite shower room, in addition to the main three piece bathroom.

Externally the home offers an abundance of outdoor space, with the low maintenance private garden which leads out to a large communal garden which is predominantly laid to lawn. The property also benefits from off street parking for one car.

Lounge

17' 3" x 11' 4" (5.26m x 3.45m)

Dining Area

8' 8" x 7' 1" (2.64m x 2.16m)

Kitchen

7' 6" x 7' 2" (2.29m x 2.18m)

Bedroom 1

14' 11" x 9' 1" (4.55m x 2.77m)

Bedroom 2

15' x 9' 6" (4.57m x 2.90m)

En-Suite

7' 5" x 3' 11" (2.26m x 1.19m)

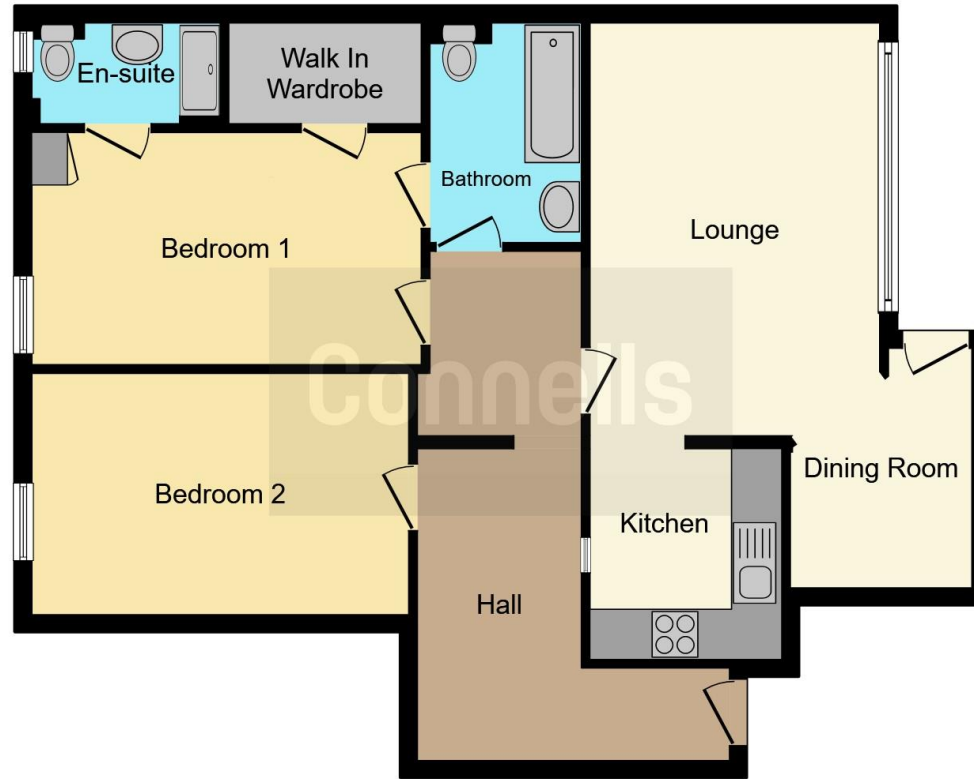
Bathroom

8' 8" x 5' 11" (2.64m x 1.80m)









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY405920

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Sep 2002. 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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Property Ref: CBY405920 - 0006