



Connells

Ridlands South Canterbury Road
Canterbury



Property Description

With the benefit of a long lease, no ground rent and no onward chain, this well-presented and modern property would make an ideal first-time purchase or investment opportunity. Set within an attractive and desirable area, and located just moments from Canterbury Hospital, the property features a spacious living room with double doors opening onto a balcony overlooking the communal grounds.

Together with a spacious double-bedroom featuring a large walk-in bay area, the property further comprises a modern fitted kitchen with matching units and ample worktop space, plus a fitted bathroom, to include bath with shower over, glass shower screen, WC and wash hand basin.

Overall, the property is in very good order and ready to move into.



Entrance Hall

Lounge

16' 7" Max x 13' 2" Max (5.05m Max x 4.01m Max)

Open plan living room dining area, double doors to balcony, window.

Balcony

13' 9" x 4' 4" (4.19m x 1.32m)

Balcony area

Kitchen

7' 3" x 6' 10" (2.21m x 2.08m)

Modern fitted kitchen with matching wall and base units, work surface over, sink and drainer. Electric hob and oven.

Bedroom

13' 2" Max x 11' 1" Max (4.01m Max x 3.38m Max)

Double bedroom with carpet, electric wall heater and bay window.

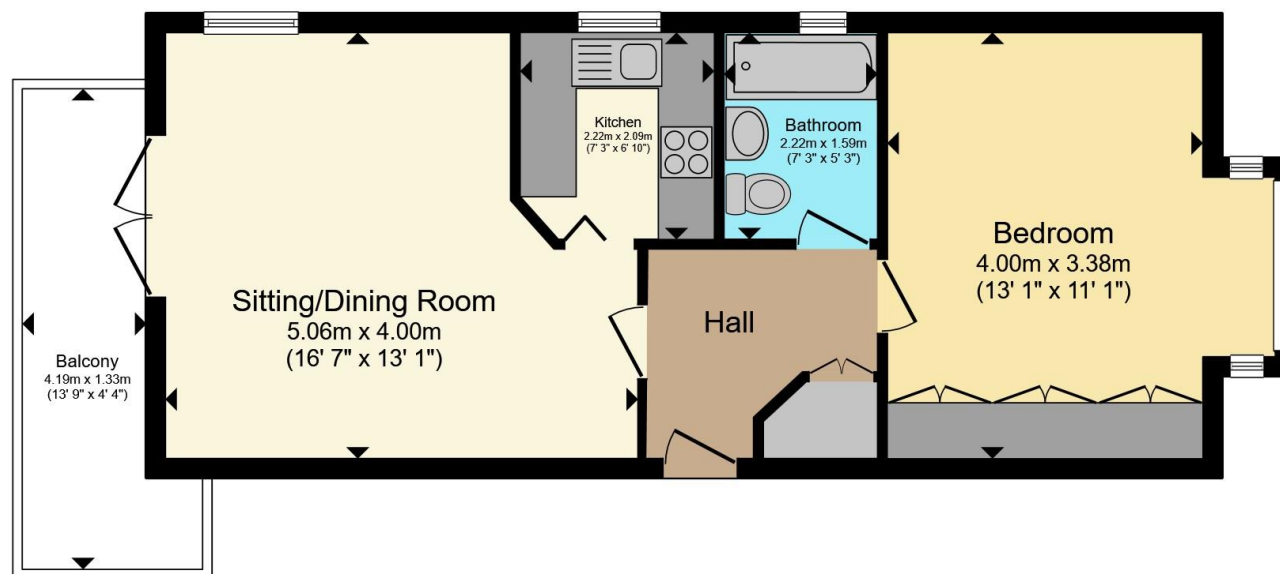
Bathroom

Modern suite comprising bath with shower over, WC and wash hand basin, tiled, window.









Total floor area 52.3 m² (562 sq.ft.) approx

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.propertybox.io

Connells

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

Council Tax
 Band: C

Service Charge:
 1800.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406860

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406860 - 0005