



4, Tannery Way North, Canterbury, CT1 2FH
Offers In Excess Of £270,000

Investors only! Sold with tenants in situ and a 5% yield do not miss this tantalizing investment opportunity!

Home is where the heart is with this gorgeous split-level apartment in Tannery Way North which is being offered for sale with tenants in situ paying £1300 pcm.

Friends can push the buzzer on the secure entrance door before heading straight inside and out of the cold. The spacious entrance hall is inviting with plenty of space, so kick off your shoes and head inside.

The door to the bathroom is in front of you and this cavernous room gives you space galore to soak away the stresses of the day. To the right is your boiler cupboard and if you turn left, you head into your living space.

With two large windows, the light floods in keeping this space bright and airy. It is easy to define this room into living and dining areas, all the while enjoying the flow of this open plan layout. The dining area is situated next to the kitchen which is tucked away out of sight when you initially walk in.

The kitchen is clean and fresh with plenty of storage and integrated appliances. This gives you the option of hiding away or getting involved with the conversation when guests visit. Wonderful!

As the night draws in, you can head upstairs to the two bedrooms which are generous doubles. The main bedroom has fitted wardrobes and a sleek shower ensuite for added convenience. You can hide away laundry in the large cupboard on the landing too. Both bedrooms overlook a small communal garden which is lovely to sit out in the summer and is hidden away from the rest of the world.

With allocated parking and a short walk to Canterbury West station, this property is brilliant for investors and commuters alike. You can take a stroll along the river into the City to enjoy a spot of lunch or a show at The Marlowe. Perfect!

With no forward chain this home is ready and waiting for you so come and see it before you miss your chance!



Entrance Hall:**Lounge/Diner:**

16'5" at widest point x 14'4" at widest point (5.00m at widest point x 4.37m at widest point)

Kitchen Area:

7'8" x 7'2" (2.34m x 2.18m)

Bathroom:

7'4" x 6'9" (2.24m x 2.06m)

First Floor Landing:**Bedroom One:**

12'1" x 11' (3.68m x 3.35m)

En-Suite Shower Room:

9'3" x 3'6" (2.82m x 1.07m)

Bedroom Two:

12'5" x 8'7" (3.78m x 2.62m)

Large Walk-in Cupboard:**Exterior:****Allocated Parking Space:****Lease Details:**

Unexpired Lease: 110 years.

Maintenance/Service Charge:

£2,000.00 per annum. Ground

Rent: £295.00 per annum.

(Subject to confirmation from

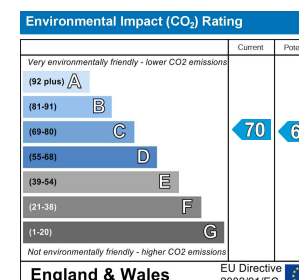
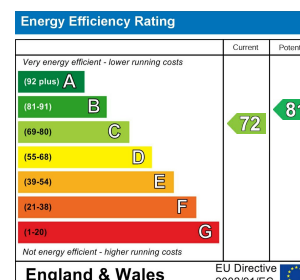
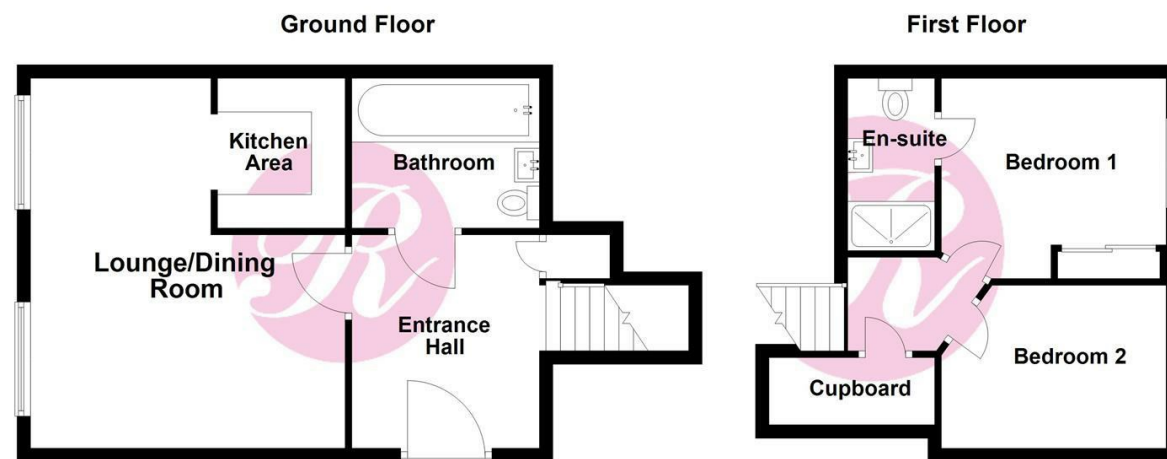
the vendor's solicitors/conveyancers).

Further Information

Internal firewall installation and complete internal renovation of the apartment and block in full is due to commence in March 2021 for a period of approximately 10 weeks. Please ask for more details.

Council Tax Band: D**Total Floor Area:**

731 Square Foot

No Air BnB

Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

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