



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



Flat 85, George Roche Road, Canterbury, CT1 3FF

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

To let



Flat 85, George Roche Road, Canterbury, CT1 3FF

- Ground Floor Apartment
- Two Bedrooms
- Well-Appointed Bathroom
- Open Plan Living Area
- Fully Integrated Kitchen
- One Parking Space
- Close To The Cathedral City Centre
- High Speed Links To London

DESCRIPTION:

Situated in the sought-after cathedral city of Canterbury, this attractive ground-floor two-bedroom apartment offers spacious, well-planned accommodation in a highly convenient location. Ideally positioned close to Kent and Canterbury Hospital, excellent local schools, and a wide range of amenities, the property is perfectly suited to professionals, couples, or small families seeking comfortable city living.

The apartment features a bright and welcoming open-plan living area, enhanced by a charming bay-fronted window that allows for an abundance of natural light. This versatile space provides ample room for both relaxing and dining, making it ideal for modern lifestyles and entertaining.

The contemporary integrated kitchen is thoughtfully designed and fitted with an extensive range of white cabinetry complemented by stylish wood-effect worktops. Integrated appliances include a

dishwasher, washing machine, fridge freezer, oven, and hob, offering both practicality and a sleek, streamlined finish.

The principal bedroom benefits from fitted wardrobes, while the second bedroom is ideally suited for use as a study or dressing room. The accommodation is completed by a well-presented bathroom, fitted with a shower over the bath, wash basin and WC, all finished to a modern standard.

Externally, the property further benefits from communal gardens and play area and an allocated parking for one car — a valuable feature within such a central city location.

Combining a prime Canterbury setting with modern open-plan living and practical features throughout, this apartment represents an excellent opportunity for those looking to enjoy everything this historic city has to offer.



SITUATION:

George Roche Road occupies a highly desirable position within the historic cathedral city of Canterbury. The property is situated less than a mile from Canterbury city centre and is within a short walk of several excellent secondary schools, making the area particularly popular with families and professionals alike. Kent and Canterbury Hospital is also close by, adding to the convenience of this well-connected location.



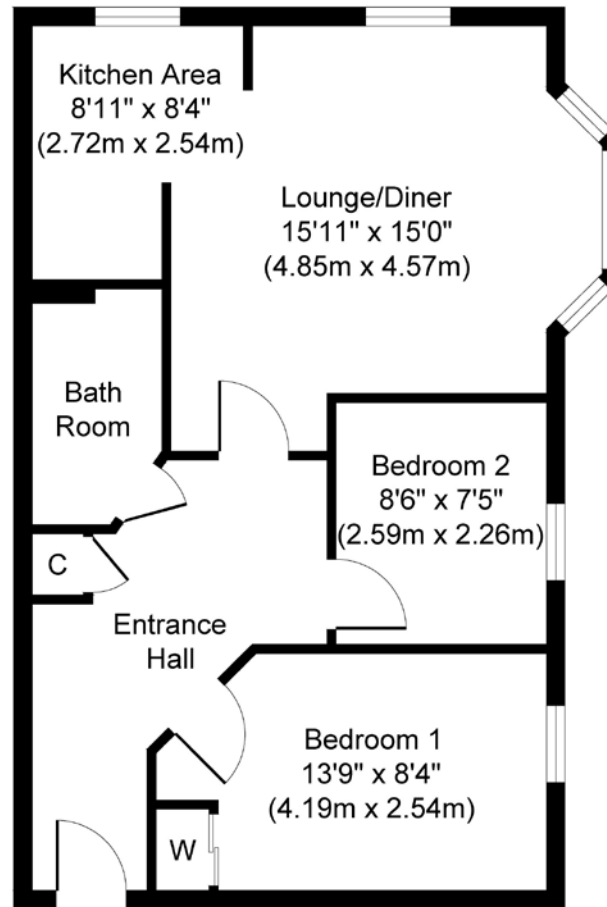
Canterbury offers a wide and diverse range of amenities, including a mix of High Street names and independent retailers, along with an excellent selection of cafés, restaurants, traditional pubs, and leisure facilities. Cultural highlights include the renowned and recently refurbished Marlowe Theatre, as well as the city's iconic Cathedral and historic surroundings.

The city is exceptionally well served for education, providing access to highly regarded grammar schools, well-established private schools, and three universities.

Transport links are also a key feature, with regular rail services to London Victoria, Charing Cross, and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in under an hour. For international travel, Ashford International Station and the Channel Tunnel at Folkestone are both approximately 14 miles away, offering convenient Eurostar and shuttle services. Road connections via the A2/M2 provide direct access to London and the Channel port of Dover.

Beyond the city, the surrounding countryside is predominantly open farmland, ideal for outdoor pursuits such as walking, cycling, and horse riding. The nearby Stodmarsh National Nature Reserve is well known for its excellent birdwatching opportunities. A number of picturesque villages are also close at hand, including Wingham, Littlebourne, Ickham, and Wickhambreau, each offering charming village centres and traditional pubs.

For coastal enjoyment, the popular seaside town of Whitstable lies approximately seven miles from Canterbury and is famed for its seafood, vibrant harbour, and annual Oyster Festival. Whitstable also provides a wide range of boutique and High Street shops, highly regarded schools, numerous restaurants, and excellent leisure facilities, further enhancing the appeal of this outstanding location.



TOTAL FLOOR AREA: 564 sq. ft (52 sq. m)



EPC RATING
C



COUNCIL TAX BAND
A



GENERAL INFORMATION
Unfurnished

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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