



Connells

The Rope Walk
Canterbury

The Rope Walk Canterbury CT1 2FY

for sale guide price
£325,000



Property Description

Offered to the market with no onward chain, this spacious and well presented two bedroom apartment is part of a sought after block within Canterbury's famous city walls.

The home enjoys a full length balcony to the front with views overlooking greenery and the river. Canterbury city centre is also moments walk away providing easy access to shopping and entertainment facilities, an array of eateries and transport links via road and rail. Canterbury East train station provides regular high speed services to London.

The apartment is light and airy throughout and finished to a modern standard. The generous lounge room is open plan with a modern kitchen including integrated appliances and double doors leading to the balcony.

There are two double bedrooms, the principle room enjoying an en suite shower room with matching suite. There is also a modern family bathroom including bath with shower over, WC and wash hand basin.

There is residents parking available within the development with permits provided for ease. Viewings are recommended to appreciate all on offer and are available now on request.

Living Area

Large open-plan living room and kitchen featuring bi-fold doors opening to a full-width balcony.

Kitchen

Fully fitted kitchen with matching wall and base units, work surface over, integrated oven, hob and extractor fan, fridge freezer, dishwasher and washing machine.

Bedroom One

En Suite

Shower cubicle with WC and wash hand basin

Bedroom Two

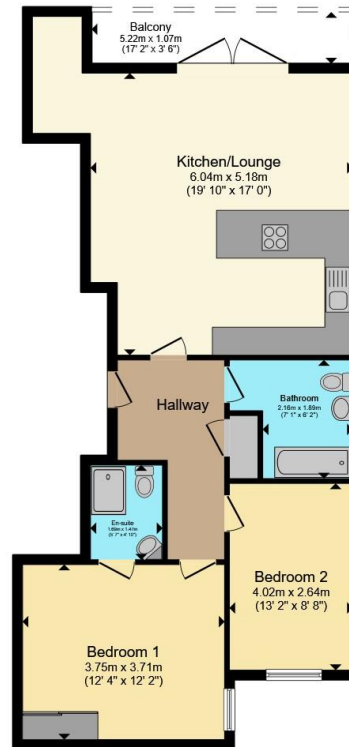
Bathroom

Bath with shower over, WC and wash hand basin









Total floor area 82.0 m² (883 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



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: D

Service Charge:
 2416.38

Ground Rent:
 391.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406822

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. 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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