



**Connells**

Basement Flat New Dover Road  
Canterbury

# Basement Flat New Dover Road Canterbury CT1 3DT

for sale guide price  
**£170,000**



## Property Description

This stunning two-bedroom flat offers an exceptional blend of character, space and modern style. Boasting two spacious double bedrooms and a beautifully presented large living room, this home is perfect for those seeking comfort and sophistication.

The heart of the property is the living room, filled with light from a striking bay window, that adds charm and elegance. High ceilings and stylish finishes throughout enhance the sense of space and refinement. Both double bedrooms are generously proportioned, with plenty of space for storage. As well as well-maintained kitchen with ample worktop space and a serving window - ideal for dinner parties! The contemporary bathroom is also finished to a high standard.

This property is perfect for those looking to get onto the property ladder or investors alike. This flat offers both comfort and class in equal measure- ready to move in and enjoy from day one.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

14' 1" x 16' 2" ( 4.29m x 4.93m )

## Kitchen

14' 1" x 16' 2" ( 4.29m x 4.93m )

## Utility Room

8' 6" x 3' 7" ( 2.59m x 1.09m )

## Bathroom

6' x 9' 7" ( 1.83m x 2.92m )

## Bedroom One

15' x 12' 8" ( 4.57m x 3.86m )

## Bedroom Two

12' 8" x 15' ( 3.86m x 4.57m )









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01227 764 720**

**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
CANTERBURY CT1 2UD

EPC Rating:  
Awaited

Council Tax  
Band: D

Service Charge:  
2500.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY407141](http://connells.co.uk/Property/CBY407141)**

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.

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