







### Property Description

Nestled within the historic development of George Roche Road is this Two Bedroom First Floor Apartment, positioned just a short walk from Canterbury City Centre, Canterbury Hospital and Canterbury East Station.

Internally the property comprises of a spacious lounge diner with lovely arched double glazed windows looking out over the city across to the Cathedral. a spacious style kitchen, a spacious double bedroom with en-suite shower room and a further single bedroom in addition to the main bathroom.

Additionally this property benefits from off street parking and is offered to the market with no onward chain!

### Living Area

#### Bedroom One

16' 6" max x 13' 1" max ( 5.03m max x 3.99m max )

#### Bedroom Two

13' 1" max x 8' 11" max ( 3.99m max x 2.72m max )











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Council Tax  
 Band: C

Service Charge:  
 2500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY405635](http://connells.co.uk/Property/CBY405635)**

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