



**Connells**

Fife Way  
Aylesham CANTERBURY



# Fife Way Aylesham CANTERBURY CT3 3GZ

for sale offers in the region of  
**£190,000**



## Property Description

This beautifully presented, two bedroom first floor apartment is set within a purpose built block on the edge of the popular residential area of Aylesham. The village enjoys a number of local shops, newsagents and take aways are all a moments walk away from the property along with a main line train station with regular services to Canterbury and London.

The home opens in a to a hallway with storage cupboard and access to all rooms. There is a spacious living area with room for a dining table and double doors with a Juliet balcony overlooking side gardens.

There is a modern fitted kitchen with a built in oven and hob and space for fridge freezer and washing machine. The family bathroom is made up with a modern matching suite of bath with overhead shower, WC and wash hand basin.

Viewings are highly recommended and are available by appointment via our Connells office.

## Bathroom

7' x 6' 6" ( 2.13m x 1.98m )

## Lounge

14' 7" x 12' 10" ( 4.45m x 3.91m )

## Kitchen

10' x 6' 6" ( 3.05m x 1.98m )

## Bedroom One

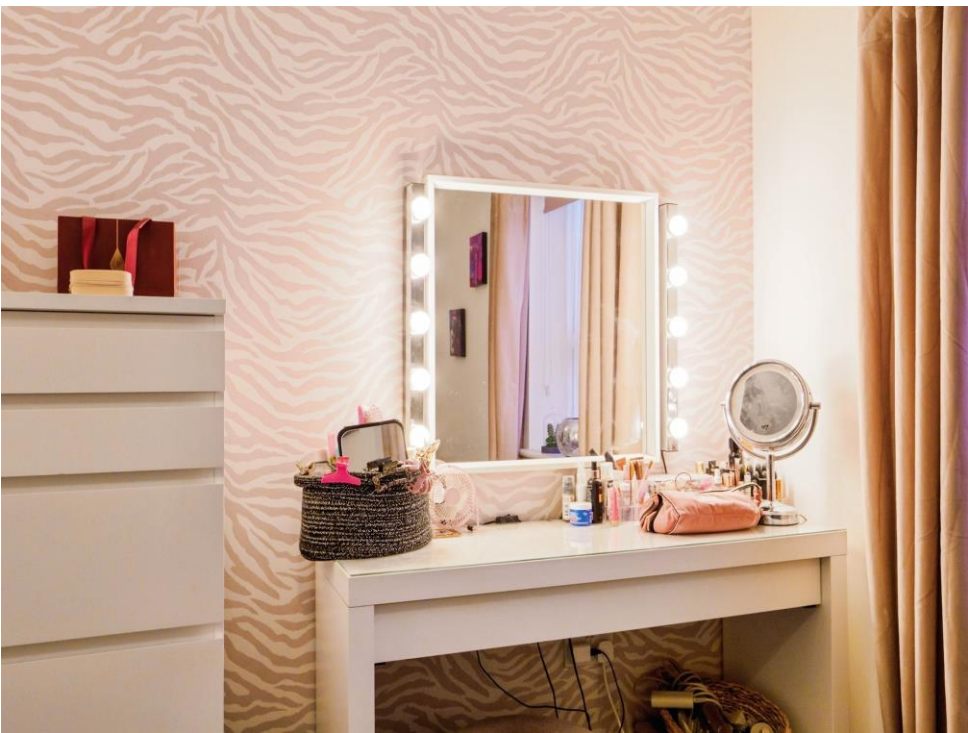
11' 7" x 11' 5" ( 3.53m x 3.48m )

## Bedroom Two

11' 3" x 10' 11" ( 3.43m x 3.33m )













Total floor area 61.2 m<sup>2</sup> (659 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](http://www.propertybox.io)

Connells

To view this property please contact Connells on

**T 01227 764 720**  
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29-30 Watling Street  
CANTERBURY CT1 2UD

EPC Rating: B Council Tax  
Band: B

Service Charge: 950.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY406870](http://connells.co.uk/Property/CBY406870)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jan 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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