





Property Description

A very unique and very spacious, two bedroom apartment offered to the market with no onward chain. An ideal first time buy or investment opportunity, the property is well maintained and offers good space within the open plan living room and kitchen.

There are two double bedrooms, an en suite shower room to the main bedroom. There is a family bathroom with matching suite of bath, WC and wash hand basin.

The home is within easy reach of Canterbury City centre and transport links via the main line train station with regular services to London along with the A2 / M2 to Ashford and Thanet.



Lounge ./ Kitchen

Irregular Shaped Room 17' 2" Max x 12' 2" Max (5.23m Max x 3.71m)

Large curved room with large windows, laminate flooring, fitted kitchen with matching wall and base units.

Bedroom One

14' 3" Max x 12' 6" Max (4.34m Max x 3.81m Max)

Curved room, large curved windows.

En Suite

Shower cubicle, WC and wash hand basin

Bedroom Two

15' 3" x 9' 7" (4.65m x 2.92m)

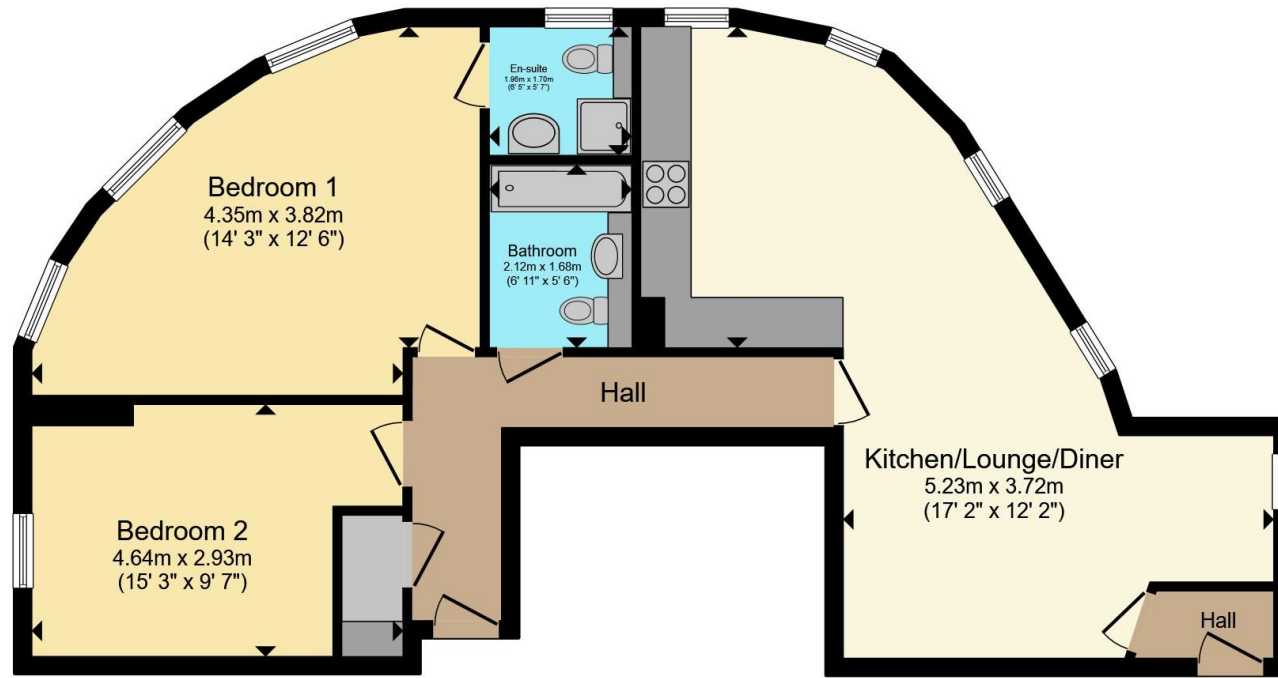
Bathroom

Bath, WC and wash hand basin









Total floor area 77.8 m² (837 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

Connells

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:
2200.00

Ground Rent:
392.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407130

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407130 - 0003