



**Connells**

St. Andrews Close  
Canterbury



### Property Description

The heart of this home is the impressive open-plan living room, providing exceptional space for both relaxing and entertaining a number of guests. The room is large enough to accommodate a substantial dining table, it's the perfect setting for hosting family gatherings or evenings with friends.

Two elegant Juliet balconies overlook the Westgate Gardens and the double doors provide the property with plenty of natural light while allowing you to enjoy stunning views of both the sunrise and sunset.

Set back from the neighbouring apartment blocks, the property enjoys a greater sense of privacy and an open outlook, creating a peaceful and tranquil atmosphere.

The apartment also benefits from two well-proportioned bedrooms, a modern kitchen and two bathroom, and the convenience of an allocated parking space located close to the building entrance.

Ideally situated just a short stroll from Westgate Gardens, residents can enjoy beautiful riverside walks, green open spaces, and easy access to local amenities. Combining a desirable location with spacious, versatile accommodation, this apartment is an excellent choice for professionals, couples, small families, or investors alike.



## Kitchen

8' 7" x 6' 1" ( 2.62m x 1.85m )

## Lounge/Dining Area

20' 2" x 15' 9" ( 6.15m x 4.80m )

## Bedroom One

15' x 11' 4" ( 4.57m x 3.45m )

## Ensuite

## Bedroom Two

15' 9" x 8' 7" ( 4.80m x 2.62m )

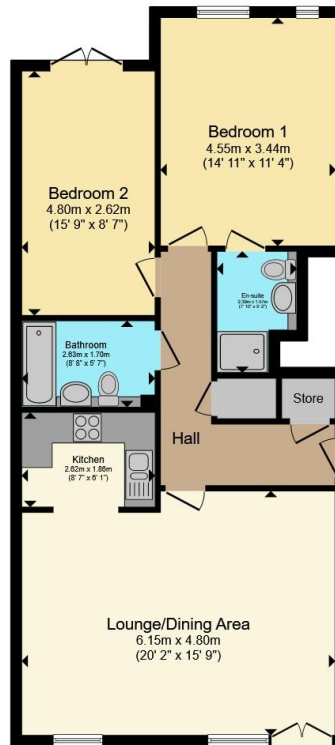
## Bathroom

8' 8" x 5' 7" ( 2.64m x 1.70m )









Total floor area 81.4 m<sup>2</sup> (876 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)



To view this property please contact Connells on

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 2064.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY407237](http://connells.co.uk/Property/CBY407237)**

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



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