



Connells

Saddlery House Wincheap
Canterbury



Property Description

Located within the popular Wincheap area of Canterbury, this well presented one bedroom apartment in Saddlery House offers stylish and convenient living ideal for a single professional or couple. Set within a characterful period building dating from the early 20th century, the property combines charm with modern comforts.

The accommodation comprises a bright open plan living and kitchen area, featuring high ceilings and generous windows that flood the space with natural light. The contemporary kitchen is well equipped with integrated appliances and ample storage, while a spacious double bedroom benefits from fitted wardrobes. A modern three-piece bathroom completes the interior.

Further benefits include gas central heating, sash windows, and an allocated parking space. Ideally positioned within walking distance of the city centre and Canterbury East railway station, the property offers excellent access to transport links, local amenities, and the vibrant historic surroundings Canterbury is known for.

Kitchen/Lounge

21' 11" x 10' 9" (6.68m x 3.28m)

Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

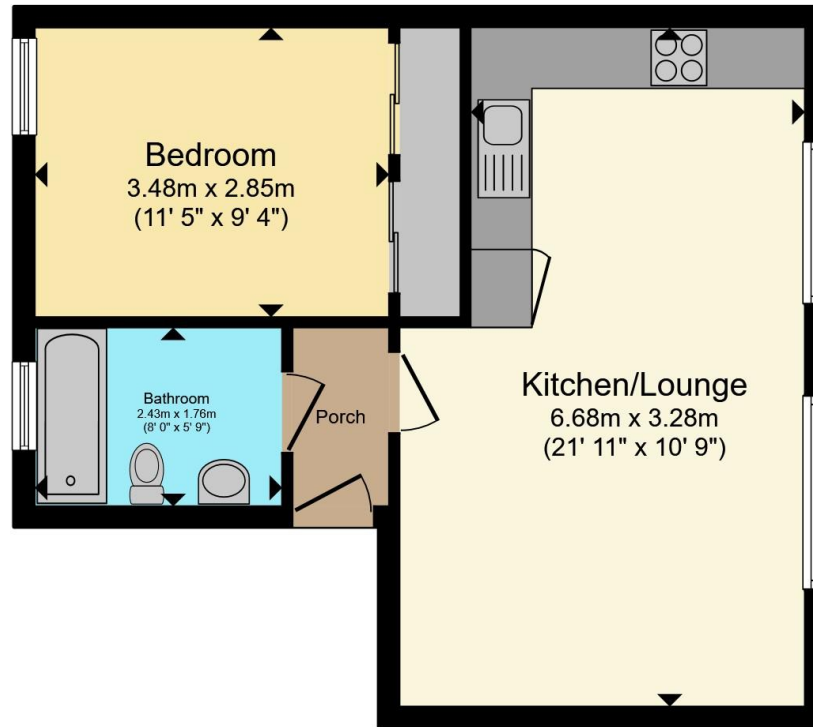
Bathroom

8' x 5' 9" (2.44m x 1.75m)









Total floor area 43.4 m² (468 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



To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax Band: A

Service Charge: 600.00 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407109

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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