

Connells

Old Dover Road
Canterbury

# Old Dover Road
# Canterbury CT1 3EP

for sale guide price
**£220,000 to £230,000**







## Property Description

Guide Price ***£220,000 - £230,000***

The accommodation comprises two well-proportioned bedrooms, providing flexible space for sleeping arrangements, a home office, or guest accommodation. The bright and inviting living area offers the perfect setting for both relaxing and entertaining, while the fitted kitchen has been thoughtfully designed to maximise functionality and storage, making it well-suited to modern day-to-day living.

The apartment has been well maintained and offers a light and airy feel throughout, creating a welcoming environment that is ready for a new owner to move straight into and make their own. Whether you're taking your first step onto the property ladder, downsizing, or looking for a conveniently located home with excellent transport connections, this property is sure to appeal.

Further benefits include an allocated parking space, ensuring convenient off-road parking, together with a secure bike shed providing valuable additional storage for bicycles and outdoor equipment.

Located within easy reach of Canterbury city centre, residents can enjoy an excellent selection of shops, restaurants, leisure facilities, and highly regarded schools, while nearby transport links offer straightforward access to surrounding towns and beyond.

Combining a desirable location with spacious accommodation and practical features, this attractive apartment presents a fantastic opportunity to enjoy modern living in a well-connected setting.

**Lounge/Diner**
23' 5" x 17'  ( 7.14m x 5.18m )

**Kitchen**
9' 3" x 6' 5" ( 2.82m x 1.96m )

**Bathroom**
9' 7" x 5' 7" ( 2.92m x 1.70m )

**Bedroom One**
12' 4" x 10' 4" ( 3.76m x 3.15m )

**Bedroom Two**
11' 11" x 9' 3" ( 3.63m x 2.82m )







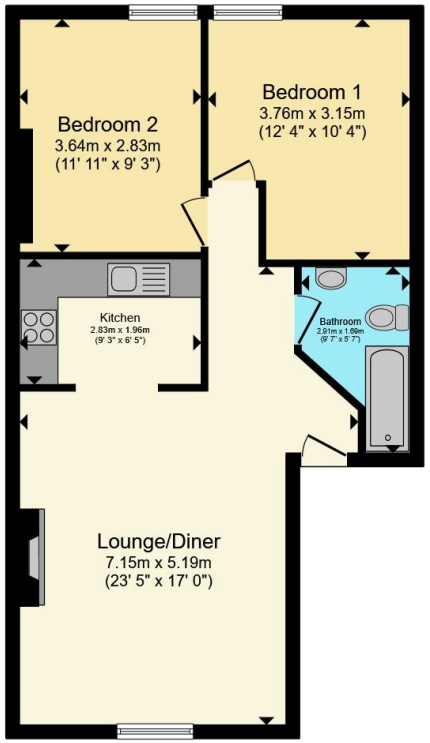













Total floor area 58.7 m² (632 sq.ft.) approx

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

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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: B

Service Charge: 2000.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/CBY407444**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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