



**SAXON SHORE**  
— ESTATE AGENTS —



## **7 Roseacre Close, Canterbury, CT2 7HN** **Offers in excess of £185,000**

Introducing this delightful, one bedroom apartment, nestled in a purpose-built property dating back to the 1970s, offering a cosy retreat perfect for first-time buyers or those looking to downsize. Available for sale with no onward chain. Located on the outskirts of Canterbury in the St Dunstons area, close to local amenities and within walking distance of Canterbury West Station and the city centre.

The flat is situated on the ground floor and comprises an entrance hall, a spacious lounge/diner which opens onto the garden, a kitchen, a large double bedroom and a full bathroom.

Outside to the rear is a generous, communal garden mainly laid to lawn with a patio area.

One of the benefits of this property is the share of freehold, giving you a sense of ownership and control over your living space.

Don't miss your chance to make this property your new home, contact us to arrange a viewing!

## Entrance Hall

### Lounge/Diner

14'4" x 18'0" (4.39 x 5.5)



### Kitchen

8'7" x 7'4" (2.63 x 2.25)



### Bedroom

12'1" x 14'10" (3.7 x 4.53)



### Bathroom

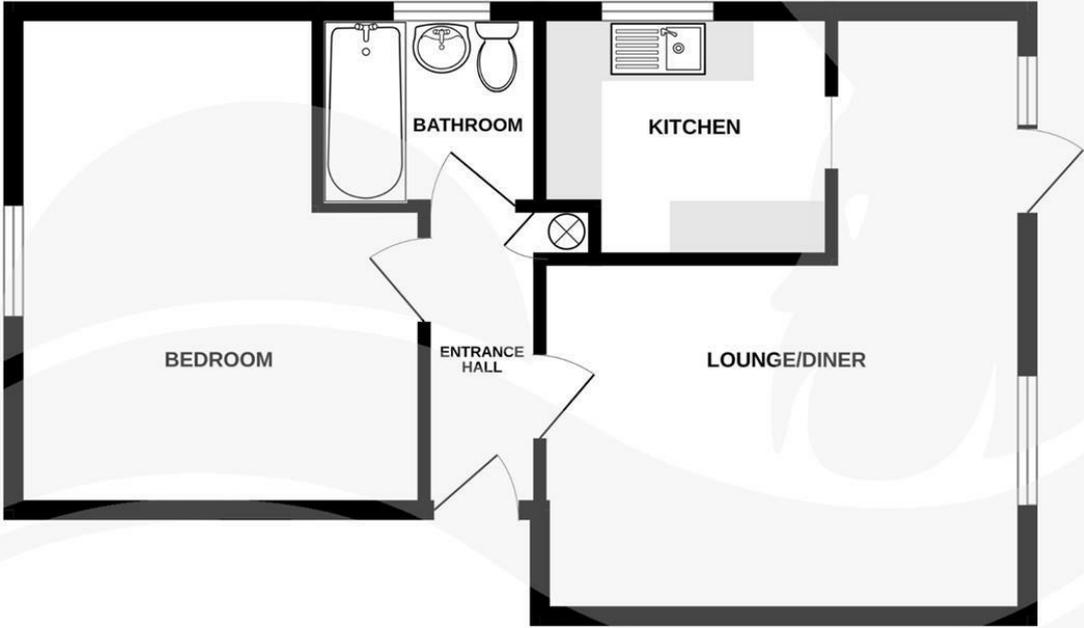
6'6" x 5'9" (2 x 1.77)



### Communal Garden



GROUND FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 45.6 sq.m. (491 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

