



**Connells**

Chaucer Court New Dover Road  
Canterbury



## Property Description

The accommodation boasts a bright and airy open-plan living area, thoughtfully designed to maximise space and natural light.

The living room offers a comfortable and versatile environment, perfect for relaxing or entertaining, and seamlessly incorporates a well-appointed kitchenette area, creating a sociable hub within the home.

Stairs lead to the first floor, where you will find two generously sized double bedrooms, both offering ample space for furnishings and storage. The property is completed by a modern family bathroom featuring a matching suite, including a bath with shower over, WC, and wash hand basin.

This well-presented apartment benefits from its desirable location, within easy reach of local amenities, shops, cafes, and Canterbury's historic attractions, as well as convenient access to public transport and road networks, making it ideal for commuters.

Early viewing is highly recommended to appreciate the space, location, and investment potential this property has to offer.

## Living Room

20' 7" Max x 18' 1" Max ( 6.27m Max x 5.51m Max )

## Kitchen

10' 5" x 6' 2" ( 3.17m x 1.88m )

## Landing

## Bedroom One

15' 4" x 10' 9" ( 4.67m x 3.28m )

## Bedroom Two

9' 11" x 9' 6" ( 3.02m x 2.90m )

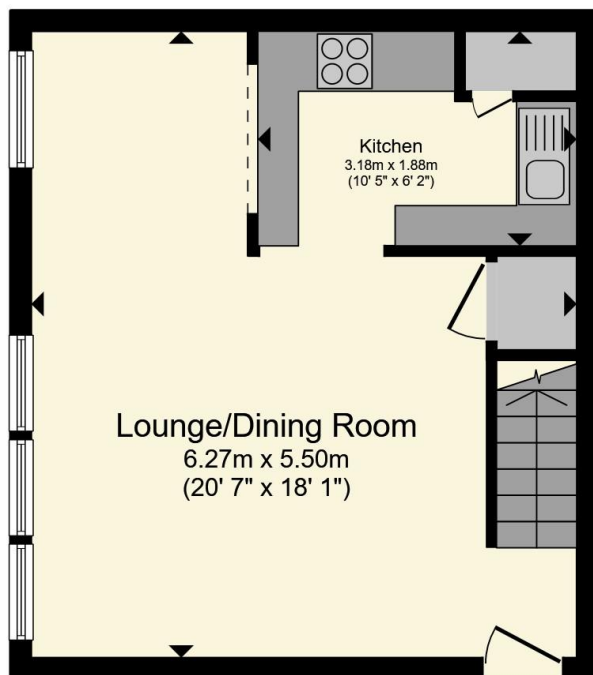
## Bathroom

Bath with shower over, WC and wash hand basin

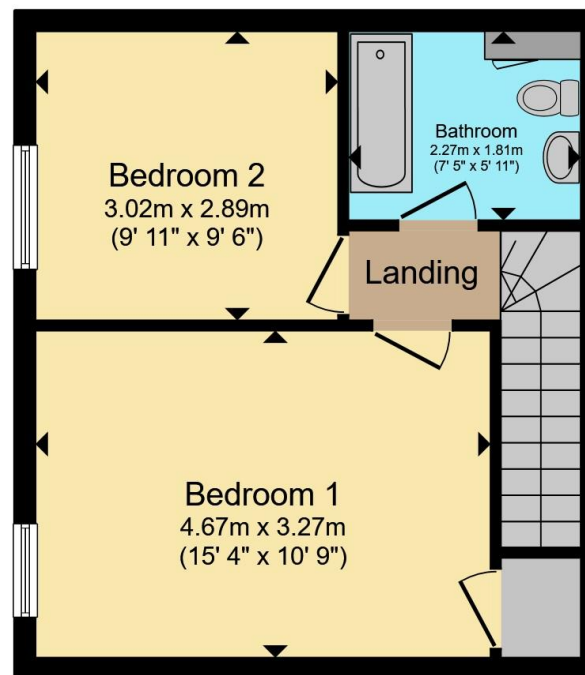








**Ground Floor**



**First Floor**

Total floor area 68.1 m<sup>2</sup> (733 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: E Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY407210](https://www.connells.co.uk/Property/CBY407210)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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