



Connells

Blackthorn Road
Hersden Canterbury



Property Description

Set in a popular residential location, this very well presented, two bedroom, first floor apartment would make an ideal first time buy or investment.

The home opens through a hallway leading to a spacious, double aspect lounge, modern fitted kitchen, modern bathroom with matching suite including bath with shower over, WC and wash hand basin and two bedrooms.

Further benefits include an allocated parking space and further visitor spaces within the grounds of the building, double glazing and central heating throughout.

The property is within close proximity of local amenities, road networks and transport links including regular bus services to Canterbury and Thanet.



Entrance Hall

With two built in storage cupboards

Living Room

16' 3" Max x 12' 3" Max (4.95m Max x 3.73m Max)

Kitchen

7' 8" x 8' 3" (2.34m x 2.51m)

Bedroom One

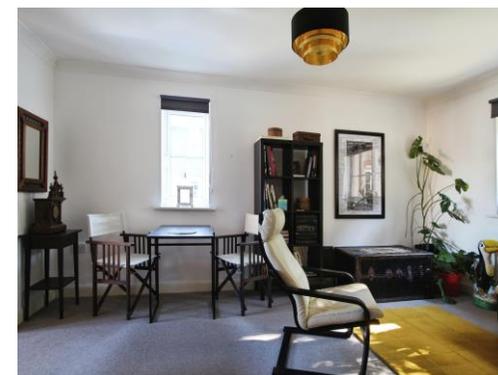
11' 7" Max x 9' 11" Max (3.53m Max x 3.02m Max)

Bedroom Two

11' 5" Max x 7' 2" Max (3.48m Max x 2.18m Max)

Bathroom

9' 1" x 5' 7" (2.77m x 1.70m)









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.focalagent.com

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: B

Service Charge:
 1754.92

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406703

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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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