



SAXON SHORE
— ESTATE AGENTS —



9 Roseacre Close, Canterbury, CT2 7HN

Offers in excess of £150,000

Welcome to Roseacre Close, Canterbury - a charming location and 0.4 mile away from Canterbury West, that could be your next home sweet home! This delightful flat, nestled in a purpose-built property dating back to the 1980s, offers a cosy retreat perfect for first-time buyers or those looking to downsize.

As you step into this ground floor flat, you are greeted by a well-proportioned reception room, ideal for relaxing or entertaining guests. The property has one bedroom, providing a peaceful sanctuary for rest and relaxation. The bathroom offers convenience and comfort, and a fitted kitchen completes the layout of this lovely abode.

One of the perks of this property is the share of freehold, giving you a sense of ownership and control over your living space. With a communal parking area available, you can bid farewell to the hassle of searching for parking spots - a true convenience in today's busy world.

What sets this property apart is the fact that it comes with no chain, making the buying process smoother and more straightforward. Whether you're a first-time buyer eager to step

Lounge/Dining Room

14'11" x 10'4" + 5'9" x 7'5" (4.55 x 3.16 + 1.77 x 2.27)



Kitchen

9'0" x 7'5" (2.75 x 2.27)



Bedroom

14'11" x 12'1" decreasing to 8'10" (4.56 x 3.7 decreasing to 2.7)



Bathroom

5'6" x 6'4" (1.7 x 1.94)



Communal Garden



GROUND FLOOR
46.3 sq.m. (499 sq.ft.) approx.



TOTAL FLOOR AREA : 46.3 sq.m. (499 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			
		49	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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