



Connells

Warren Court Park View
Sturry Canterbury

Warren Court Park View Sturry Canterbury CT2 0NW

for sale guide price
£200,000 to £220,000



Property Description

This beautifully presented, two bedroom, ground floor apartment would make an ideal first time buy. Part of a very modern and well maintained, purpose built block, the home is close by to local shops and amenities, school and parks.

Through the front door, a porchway is an ideal space for storing shoes and coats leading in to a hallway with access to all rooms. The spacious living room is well lit with a large window to the front and the benefit of having an open plan, fully fitted modern kitchen with plenty of cupboards for storage and space for all white goods.

The two double bedrooms provide comfortable space and the family bathroom is well presented including a matching suite of bath with shower, WC and wash hand basin.

The home boasts an allocated parking space for off road parking, double glazing and central heating throughout. Internal viewings are strongly recommended and are available on request.



Porch

Hallway

Living Room

12' 8" x 11' 4" (3.86m x 3.45m)

Kitchen

10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Bedroom Two

9' 9" x 7' 3" (2.97m x 2.21m)

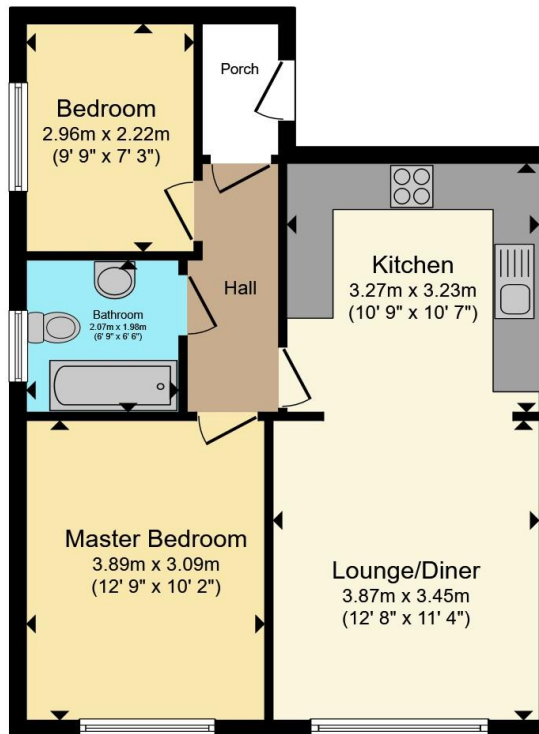
Bathroom

Bath with shower over, WC and wash hand basin









Total floor area 51.9 m² (558 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: C

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407202

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.



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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Property Ref: CBY407202 - 0002