



Connells

George Roche Road
Canterbury



Property Description

Sold with no onward chain is this one bedroom, top floor apartment within a purpose built block close to Canterbury City. The property would make an ideal first time buy or investment with open plan living within the spacious lounge and kitchen area. There is a double bedroom and a family bathroom with matching suite of bath, WC and wash hand basin.

The property is moments walk away from Canterbury City centre with an array of shopping and restaurant facilities along with two main line train stations with high speed services to London.

Also nearby is Canterbury hospital, bus stops and main road access to the A2 and M2.

Entrance Hallway

Entry door, stairs to the living area

Landing

Carpeted area with storage cupboard and window

Lounge Kitchen Dining Room

22' 8" Max x 11' Max (6.91m Max x 3.35m Max)

Open plan room with four dormer windows. Kitchen area with fitted units, sink and drainer, built in oven, hob and extractor fan.

Bedroom

11' 8" Max x 8' 8" Max (3.56m Max x 2.64m Max)

Carpet, window

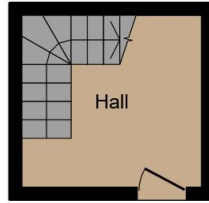
Bathroom

Bath, WC and wash hand basin

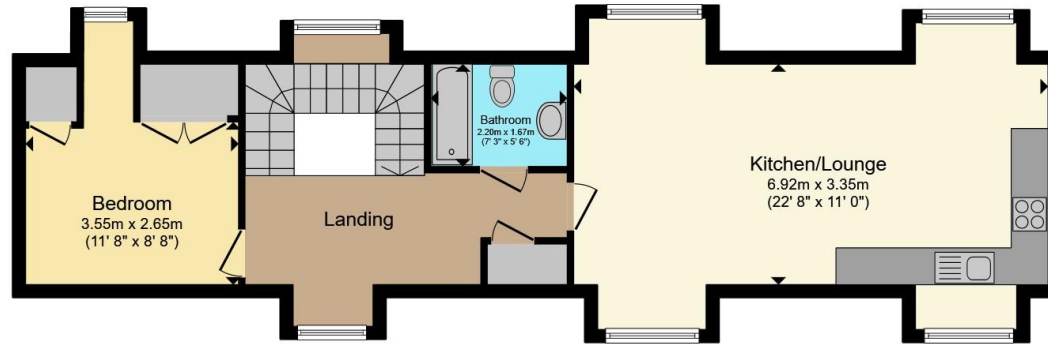








Ground Floor



First Floor

Total floor area 75.1 m² (809 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

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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