



Connells

Drying Shed Lane
Canterbury



Property Description

The Tannery is located in the highly desirable Tannery Development, this well-presented one-bedroom apartment is just a short walk from Canterbury West Train Station and the vibrant city centre, making it ideal for commuters and city lovers alike.

The property offers a bright and spacious open-plan living and dining area, enhanced by a large bay window that floods the room with natural light. The modern kitchen comes complete with integrated white goods, providing both style and convenience.

Offered with no forward chain.

Kitchen

8' 4" x 6' 9" (2.54m x 2.06m)

Lounge/Dining Area

11' 11" x 16' 5" (3.63m x 5.00m)

Bedroom

9' 8" x 10' 5" (2.95m x 3.17m)

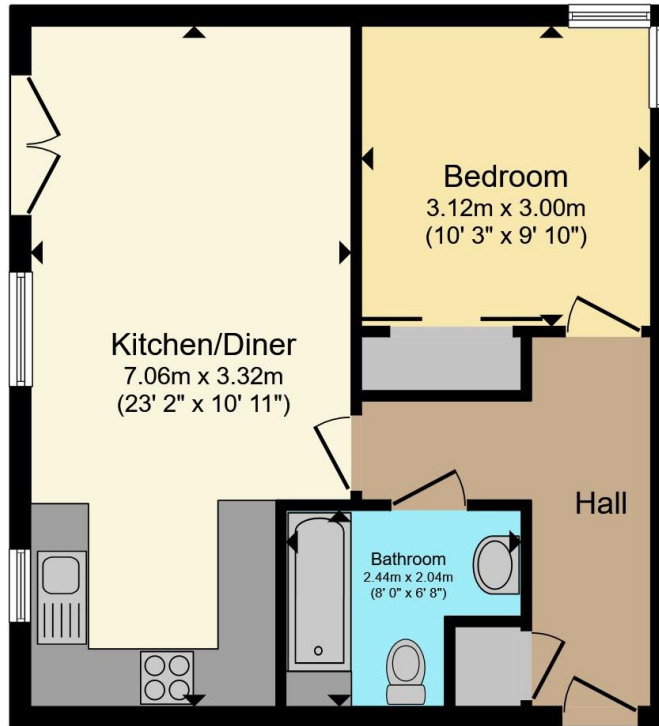
Bathroom











Total floor area 45.3 m² (488 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: C

Service Charge: 2000.00

Ground Rent: 295.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407071

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