Connells

Westwood Drive
Canterbury

Westwood Drive
Canterbury CT2 7US

for sale guide price
£280,000 to £300,000

Property Description

Guide Price of £280,000 to £300,000

Sold with no onward chain, this property is a ready made investment sold with tenants in situ and in very good, modern condition throughout.

The property is part of a modern, purpose built block within reach of Canterbury city centre, local amenities and transport links. The property provides two double bedrooms, an en suite shower room and family bathroom. Boasting open plan living within the spacious living room, dining room and modern fitted kitchen. There are two balconies from this room enjoying views over greenery and the river.

The property also benefits from allocated parking and there is visitor parking within the development.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Utility Room

Lounge Kitchen Dining Room

23' 11" Max x 17' 6" Max (7.29m Max x 5.33m Max)

Balcony One

8' 10" x 6' 4" (2.69m x 1.93m)

Balcony Two

8' 10" x 6' 5" (2.69m x 1.96m)

Bedroom One

11' x 10' 10" (3.35m x 3.30m)

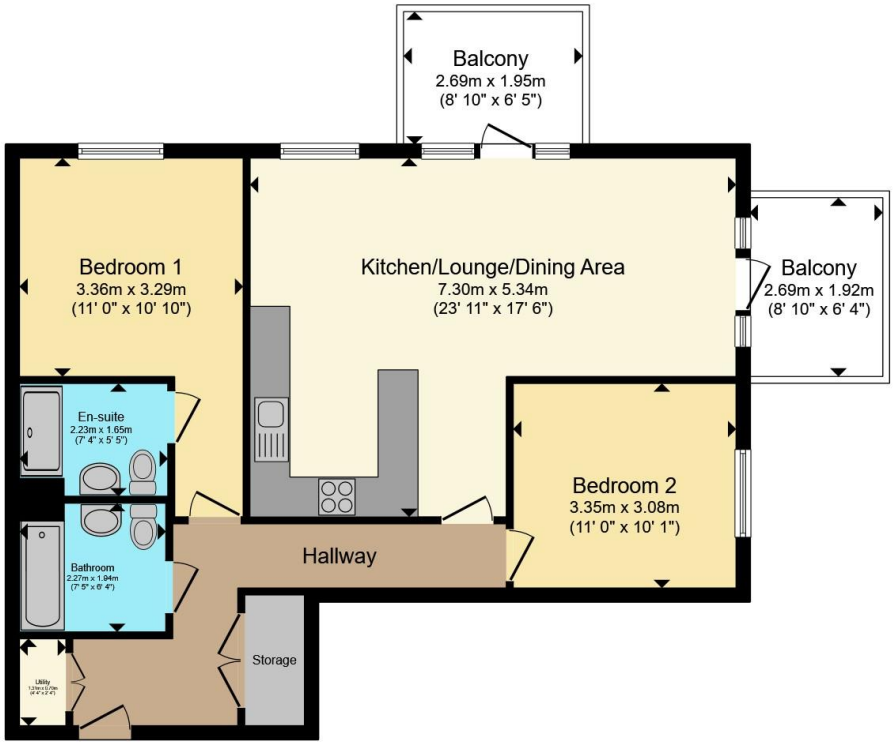
En Suite Shower Room

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

Family Bathroom

GET



Total floor area 78.5 m² (845 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

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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: C

Service Charge: 3800.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407203

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.

The Property Ombudsman

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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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