



Connells

George Roche Road
Canterbury



Property Description

Connells are delighted to bring to market this spacious 3 bed apartment located in the popular area of George Roche Road, Canterbury.

This attractive 3 bed property is perfect for either first time buyers or investors looking for an opportunity. Located on the ground floor this will also bode well for buyers wanting to downsize. This property also comes with an ensuite in the master bedroom as well as outdoor space outside the bedroom and one allocated parking space.

The location of this property is most certainly a stand out feature being situated within close proximity to the main hospital making it a desired residence for employees. You are also a short walk from the city centre and Canterbury East Station. This property is being sold with no chain.

Call Connells now to arrange your viewing.

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m)

Entrance Hall

4' 3" x 10' 3" (1.30m x 3.12m)

Open Plan Lounge/Kitchen

21' 3" x 15' 2" (6.48m x 4.62m)

Bedroom One

14' 9" x 13' 10" (4.50m x 4.22m)

Ensuite

6' 2" x 5' 9" (1.88m x 1.75m)

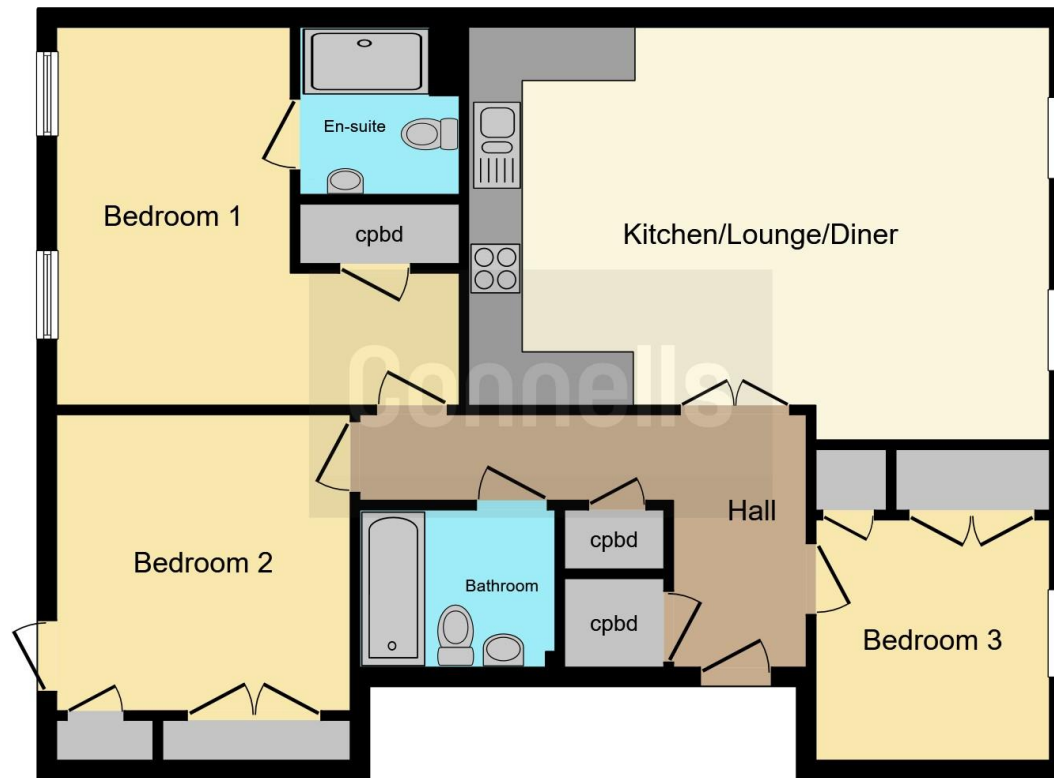
Bedroom Two

11' 4" x 10' 8" (3.45m x 3.25m)









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.focalagent.com

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: D

Service Charge:
 2480.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407255

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407255 - 0004