

for sale

guide price **£325,000 to £335,000**

Leasehold



The Rope Walk Canterbury CT1 2FY

- Energy Rating: C
- A spacious and well presented, two bedroom apartment
- Providing open plan living within living room and kitchen area
- A family bathroom and en suite shower room to principle bedroom



Property Details

Living Area

Large open-plan living room and kitchen featuring bi-fold doors opening to a full-width balcony.

Kitchen

Fully fitted kitchen with matching wall and base units, work surface over, integrated oven, hob and extractor fan, fridge freezer, dishwasher and washing machine.

Bedroom One

En Suite

Shower cubicle with WC and wash hand basin

Bedroom Two

Bathroom

Bath with shower over, WC and wash hand basin



To view this property please contact Connells on

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

29-30 Watling Street
CANTERBURY CT1 2UD

Property Ref: CBY406822 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2416.38

Ground Rent: 391.00

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 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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