



**Connells**

Old Watling Street  
CANTERBURY



## Property Description

Guide Price £260,000 to £270,000

Discover modern urban living with this beautifully presented 2-bedroom apartment situated on the second floor in the vibrant heart of Canterbury city centre. Designed for comfort and convenience, this spacious property offers a perfect blend of contemporary style and practicality.

Two Generous Bedrooms, Including a master bedroom with its own private en suite bathroom, providing a private sanctuary for relaxation.

Bright and Spacious Living Area. An open-plan lounge and dining area filled with natural light, ideal for entertaining or relaxing at home.

Fully fitted with modern appliances and ample storage, making meal preparation effortless.

Prime Location, Situated within walking distance of Canterbury's historic streets, shops, cafes, and transport links, perfect for both city living and commuting.

This stunning apartment is an excellent opportunity for professionals, couples, or investors seeking a stylish home or rental investment.

## Entrance Hall

Entrance door, carpet, electric wall heater and two storage cupboards.

## Lounge Dining Room

26' 11" x 11' 6" ( 8.20m x 3.51m )

Carpet, electric wall heaters, two sets of double doors to Juliet balconies, sash window.

## Kitchen

9' 3" x 8' 7" ( 2.82m x 2.62m )

Wall and base units, worksurface over, electric hob, electric oven, extractor fan, space for fridge freezer and washing machine. One and a half sink and drainer, part tiled walls.

## Bedroom One

11' 4" x 9' 6" ( 3.45m x 2.90m )

Sash window, carpet, electric wall heater, built in wardrobes.

## Bedroom Two

13' 6" x 8' 8" ( 4.11m x 2.64m )

Sash window, carpet and electric wall heater.

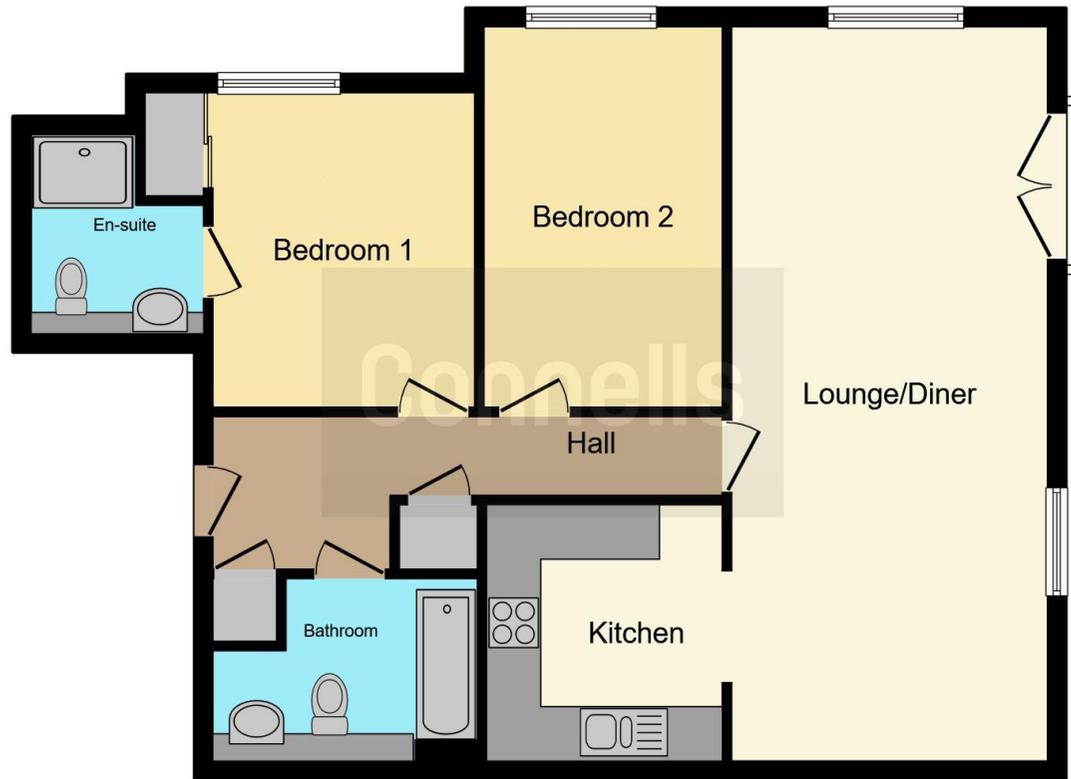
## Bathroom

Bath with mixer tap and shower attachment, WC, wash hand basin, part tiled walls, extractor fan.









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](http://www.focalagent.com)

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: D

Service Charge: 2700.00

Ground Rent: 295.00

Tenure: Leasehold

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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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