

for sale

£140,000 Leasehold



## 49 Old Watling Street Canterbury CT1 2DX

Offered to the market with NO ONWARD CHAIN is this ONE BEDROOM first floor apartment set within walking distance of Canterbury City centre and East train station, the property benefits from a spacious lounge, modern kitchen and bathroom.



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# Property Details

**Lounge Diner** 17' 6" x 15' 8" ( 5.33m x 4.78m )

**Bedroom** 10' 2" x 10' 4" ( 3.10m x 3.15m )



To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
CANTERBURY CT1 2UD

Property Ref: CBY407157 - 0006

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 396.00

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.

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.

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