



**Connells**

Westwood Drive  
Canterbury



### Property Description

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.



## 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

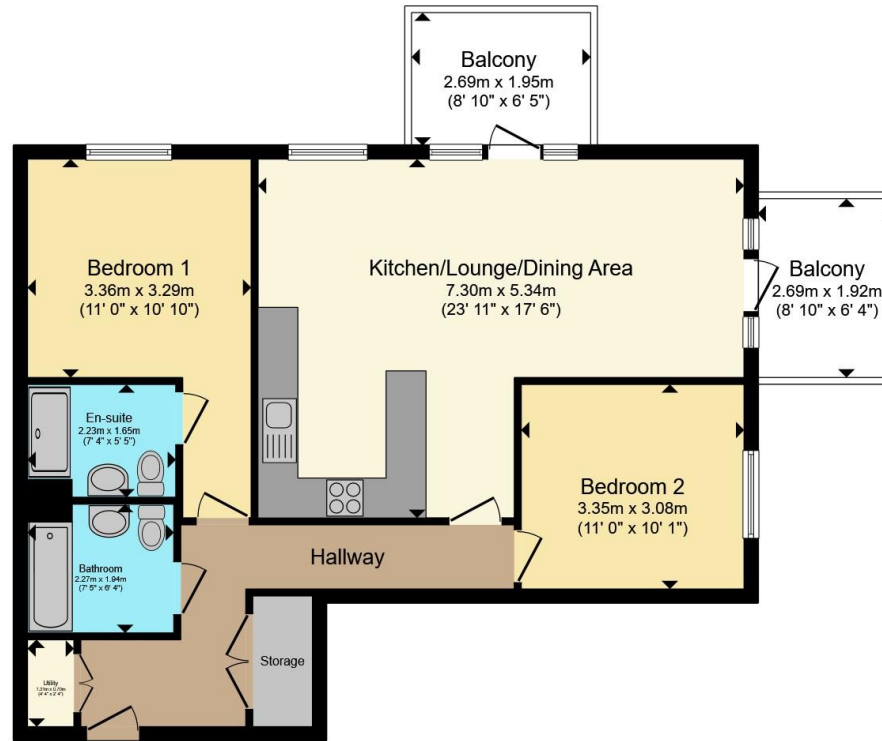
11' x 10' 1" ( 3.35m x 3.07m )

## Family Bathroom









Total floor area 78.5 m<sup>2</sup> (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](http://www.propertybox.io)



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](http://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.



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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