



**Connells**

Pritchard Court George Roche Road  
Canterbury

Pritchard Court George Roche Road  
Canterbury CT1 3EF

for sale offers in excess of  
**£240,000**



### Property Description

Connells are pleased to present to the market this Two Bedroom Apartment within the popular location of George Roche Road, Canterbury, close to the City Centre and Train Stations, with stunning views of Canterbury Cathedral!

This home offers a spacious accommodation comprising of an open plan kitchen and lounge with a lovely Juliet balcony overlooking the city, two great sized bedrooms, with the master bedroom benefiting from an en-suite, in addition to the main three piece bathroom. Externally, the property benefits from off street parking for one car.

This property is offered both with tenants in-situ and with vacant possession, making it a perfect first time buy or investment.



## Entrance Hallway

## Living, Dining Room & Kitchen

22' 2" Max x 11' Max ( 6.76m Max x 3.35m Max )

## Bedroom One

14' 1" x 9' 11" ( 4.29m x 3.02m )

## En Suite Shower Room

## Bedroom Two

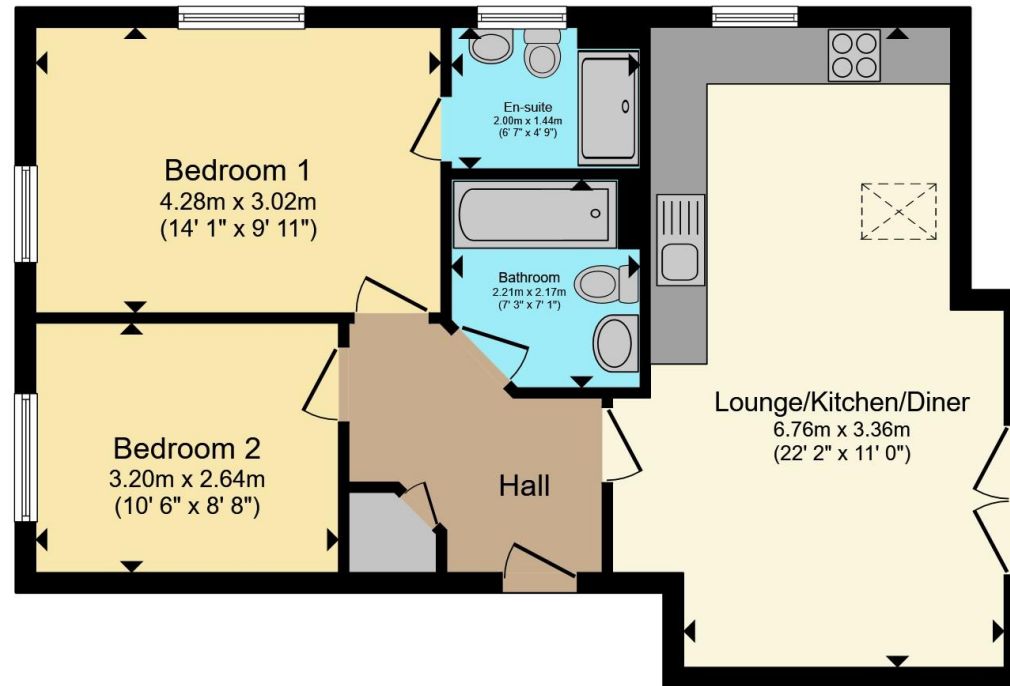
10' 6" x 8' 8" ( 3.20m x 2.64m )

## Family Bathroom









## Floor Plan

Total floor area 60.5 m<sup>2</sup> (652 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)

**Connells**

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

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1588.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY406963](http://connells.co.uk/Property/CBY406963)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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