



Connells

Old Watling Street
Canterbury



Property Description

Offered to the market with no onward chain, this beautifully presented, two bedroom apartment is ready to move in to and would make an ideal first time buy or investment.

The Old Tannery development is a modern collection of homes situated within Canterbury's famous City Walls and within moments walk of Canterbury's vibrant City centre and two main line train stations with high speed links to London. This property is on the ground floor of a purpose built block.

The spacious living accommodation provides an open plan living dining room with plenty of windows allowing for plenty of natural light. There is a modern fitted kitchen with space for white goods and the option for these to stay as part of a purchase.

There are two double bedrooms, the main bedroom enjoying its own en suite shower room. There is a modern family bathroom with matching suite of bath, WC and wash hand basin.

Within the block, there is an allocated parking space included. Early viewings are highly recommended to appreciate all on offer.

Entrance Hall

Entrance door, entry phone, airing cupboard, laminate flooring

Living Dining Room

18' 1" Max x 17' 7" Max (5.51m Max x 5.36m Max)

'L' shaped room, three windows, two electric wall heaters, laminate flooring

Kitchen

8' x 8' 5" (2.44m x 2.57m)

Modern fitted kitchen, wall and base units, sink and drainer. Work surface over. Washing machine, fridge freezer, dishwasher, oven and hob with extractor fan. Window.

Bedroom One

11' 9" x 19' 4" (3.58m x 5.89m)

Window, carpet, electric wall heater, built in wardrobe

En Suite

Shower cubicle, WC and wash hand basin

Bedroom Two

10' 10" x 8' 1" (3.30m x 2.46m)

Window, carpet, electric wall heater

Bathroom

Bath with shower over, WC, wash hand basin, heated towel rail









Total floor area 69.0 m² (743 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



To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax Band: D

Service Charge: 2500.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407088

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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