

for sale

guide price **£180,000 to £200,000**  
**Leasehold**



**Strangers Lane Canterbury CT1 3XJ**

**\*\* GUIDE PRICE £180,000 - £200,000\*\***

Situated in popular residential location on the edge of Canterbury is this two bedroom apartment within a well maintained, purpose built block. The property provides two bedrooms, two shower rooms, kitchen and spacious lounge, ample storage space inside and out

- Energy Rating: C

- **\*\*GUIDE PRICE £180,000 - £200,000\*\***

- A spacious two bedroom apartment within purpose built block

- A popular residential location on the edge of Canterbury City

- Generous lounge area, fitted kitchen

# Property Details

## Entrance Hall

**Lounge** 16' x 13' 7" ( 4.88m x 4.14m )

**Kitchen** 12' 7" x 9' 1" ( 3.84m x 2.77m )

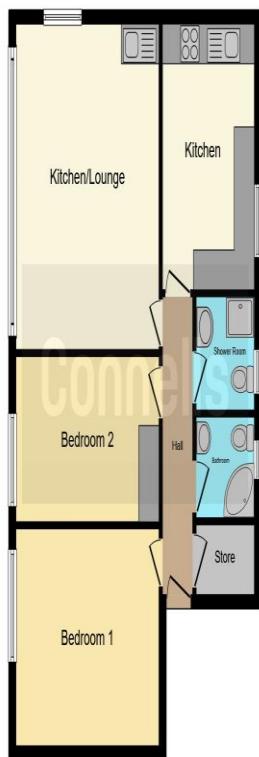
**Bedroom One** 13' 7" x 10' 5" ( 4.14m x 3.17m )

**Bedroom Two** 11' 8" x 7' 8" ( 3.56m x 2.34m )

**Shower Room One** 5' 6" x 4' 9" ( 1.68m x 1.45m )

**Shower Room Two** 5' 6" x 2' 6" ( 1.68m x 0.76m )

## Communal Gardens



To view this property please contact Connells on

**T 01227 764 720**  
**E canterbury@connells.co.uk**

29-30 Watling Street  
CANTERBURY CT1 2UD

Property Ref: CBY406713 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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)

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 the buyers interest to check the working condition of any appliances.

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