



**Connells**

Strangers Lane  
Canterbury





### Property Description

\*\*\*Guide Price £170,000 to £180,000\*\*\*

A very spacious and bright two bedroom, top floor apartment in a popular residential location on the edge of Canterbury. The property opens in to a central hallway with access to the generous living room area with large window providing plenty of natural light.

There is a fully fitted kitchen with plenty of storage space and work surface area and spaces for white goods. There is a bathroom with suite including a shower and wash hand basin along with a separate cloakroom with WC.

There are two spacious bedrooms, both with plenty of built in storage cupboards.



## Lounge

13' x 9' 4" ( 3.96m x 2.84m )

Large windows, carpet

## Kitchen / Diner

13' x 9' 4" ( 3.96m x 2.84m )

Fitted kitchen, matching wall and base units, sink and drainer, space for fridge freezer, space and plumbing for washing machine. Window.

## Bedroom One

12' x 10' 5" ( 3.66m x 3.17m )

Window, carpet

## Bedroom Two

12' x 8' ( 3.66m x 2.44m )

Carpet, window

## Bathroom

Suite of shower and wash hand basin.

## Cloakroom

WC and wash hand basin



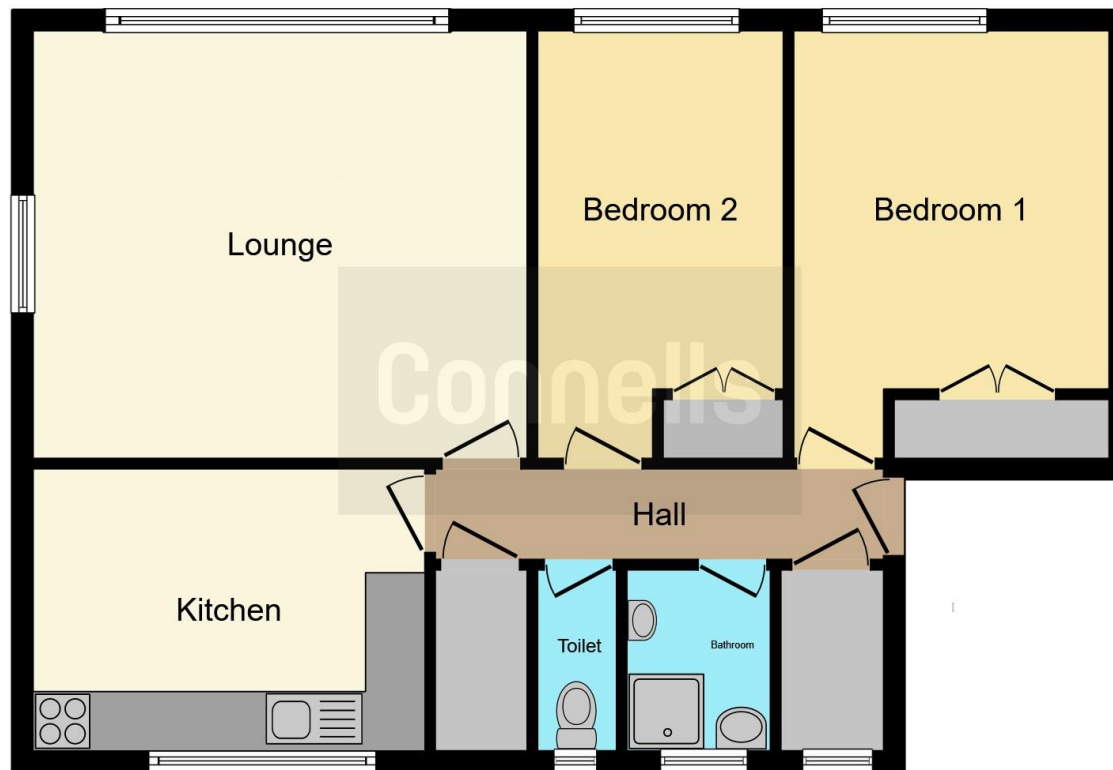












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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: D Council Tax  
 Band: B

Service Charge:  
 2000.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY406965](http://connells.co.uk/Property/CBY406965)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jun 2001. 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.

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBY406965 - 0004