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Property Description

Lounge

13' 1" x 9' 6" (3.99m x 2.90m)

Kitchen

14' 9" x 10' 10" (4.50m x 3.30m)

Bedroom One

14' 1" x 10' 6" (4.29m x 3.20m)

Bedroom Two

17' 5" x 9' 2" (5.31m x 2.79m)

Bedroom Three

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Four

13' 1" x 8' 6" (3.99m x 2.59m)

Shower Room

Available to market is this fantastic investment opportunity in a central location of Canterbury. Moments away from Canterbury's City centre, main line train station and both Kent and Christchurch universities, the property is being sold with no onward chain.

The whole building is being sold within one title and includes a five bedroom house, accommodation laid over three floors with communal lounge, kitchen, utility and shower room with toilet and two bathrooms, one on each floor.

There are three apartments, all of which are made up of four bedrooms, a communal living room, kitchen and main bath or shower room. The ground floor property is self contained via a side door, the top two apartments are

accessed via a communal door and hallway.

The property enjoys a rear garden area that can be accessed by all properties via a side gate.

The properties are currently rented with a strong yield return when fully let. Further information can be provided on request. The property is fully licensed as use as a House of Multiple Occupancy.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

House

Ground Floor

Lounge

15' 5" x 12' 6" (4.70m x 3.81m)

Kitchen

15' 5" x 8' 2" (4.70m x 2.49m)

Utility Room

Bedroom Three

12' 2" x 11' 10" (3.71m x 3.61m)

First Floor

Bedroom One

15' 5" x 12' 2" (4.70m x 3.71m)

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)

Storage Room

9' 2" x 8' 6" (2.79m x 2.59m)

Shower Room

Second Floor

Bedroom Two

15' 5" x 12' 6" (4.70m x 3.81m)

Bedroom Five

12' 2" x 9' 6" (3.71m x 2.90m)

Ground Floor Apartment

Lounge / Diner

13' 1" x 6' 11" (3.99m x 2.11m)

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

Bedroom One

16' 5" x 9' 2" (5.00m x 2.79m)

Bedroom Two

15' 5" x 7' 3" (4.70m x 2.21m)

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.69m)

Bedroom Four

11' 10" x 9' 2" (3.61m x 2.79m)

Shower Room

Frist Floor Apartment

Kitchen / Diner

16' 9" x 9' 2" (5.11m x 2.79m)

Lounge

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom One

16' 9" x 9' 6" (5.11m x 2.90m)

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Bedroom Three

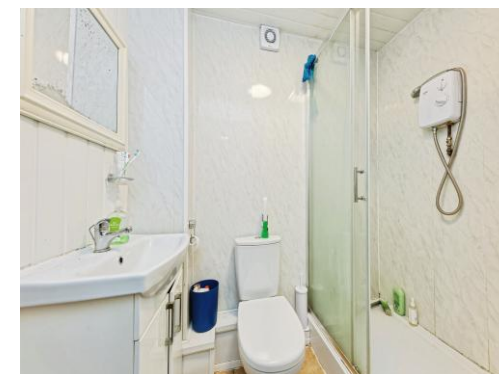
10' 6" x 9' 6" (3.20m x 2.90m)

Bedroom Four

13' 5" x 8' 10" (4.09m x 2.69m)

Shower Room

Second Floor Apartment









Unit 1 Ground Floor



Unit 1 First Floor



Unit 1 Second Floor



Unit 2 Ground Floor



Unit 2 First Floor



Unit 2 Second Floor

Total floor area 429.4 m² (4,623 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



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29-30 Watling Street
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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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