



Waters Edge Canterbury CT1 1WX

for sale offers in the region of
£190,000



Property Description

Viewings are available on this stylish and beautifully presented, one bedroom apartment within a sought after location within easy reach of Canterbury city centre.

The home would make an ideal first time buy, ready to move in to with plenty of space within the open plan lounge, dining room with modern fitted kitchen. There are double doors leading to balcony area enjoying views over the gardens and river.

There is a double bedroom and a family bathroom with matching suite of bath with over, WC and wash hand basin.

The development provides allocated parking and visitor parking and is within easy reach of local shops, superstores and transport links including regular high speed services to London via Canterbury West station.

Hallway

Lounge, Dining Room, Kitchen

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

Bedroom

12' 4" Max x 12' 2" Max (3.76m Max x 3.71m Max)

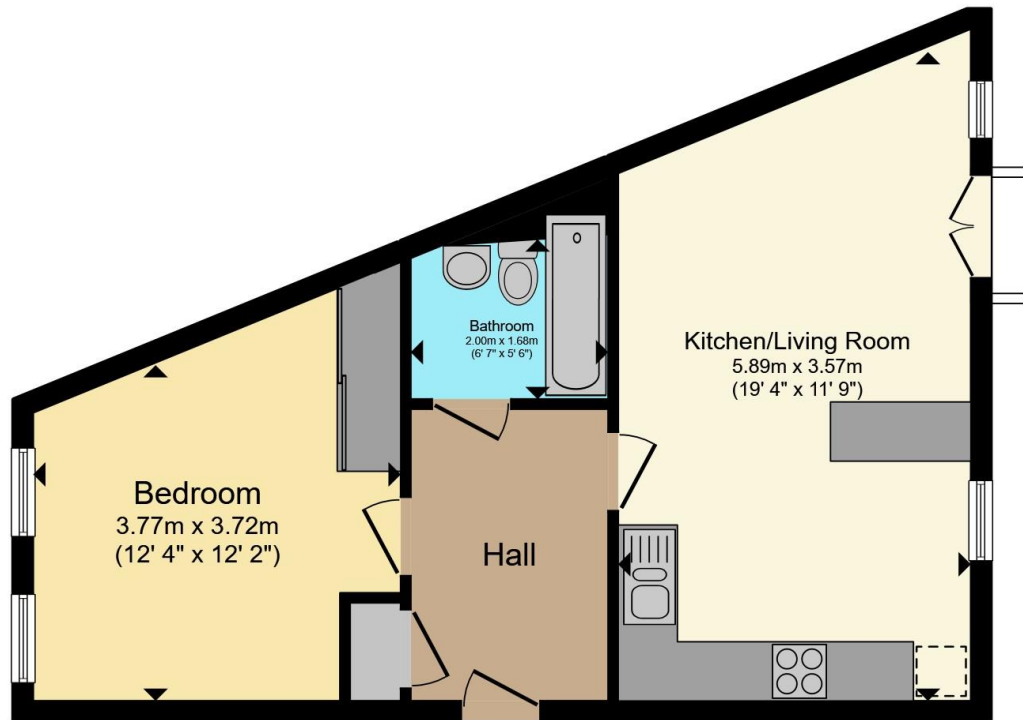
Bathroom

Bath with shower over, wash hand basin and WC









Total floor area 46.2 m² (497 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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To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1011.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407242

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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