



# TMS

ESTATE AGENTS



## Rhodaus House, Rhodaus Close, Canterbury, CT1 2RQ

**£100,000**



- CHAIN FREE
- 1 BEDROOM GROUND FLOOR FLAT
- CLOSE TO MAINLINE STATION
- IDEAL RENTAL INVESTMENT
- OPEN PLAN KITCHEN & LOUNGE

- HEART OF CANTERBURY
- IN NEED OF UPDATING
- CLOSE TO TOWN CENTRE
- DOUBLE BEDROOM
- PERMIT PARKING



CHAIN FREE ~ IN NEED OF UPDATING ~ HEART OF CANTERBURY ~ PERFECT FOR COMMUTING

TMS ESTATE AGENTS are delighted to offer to the market this beautifully positioned, purpose built, 1 bedroom ground floor flat in Rhodaus Close.

Located close to the town centre and mainline station, this great property which is in need of some updating offers a superb opportunity to put your stamp on it.

The flat features an entrance hall, a well-proportioned kitchen / reception room, double bedroom and shower room, externally there are communal gardens to enjoy.

Situated in a vibrant community, this flat benefits from its proximity to local amenities, including shops, cafes, and parks, all within easy reach. Canterbury's rich history and cultural offerings are just a short distance away, allowing you to enjoy the best of city living while still tucked away in a quiet cul de sac location.

Whether you are a first-time buyer or seeking a rental opportunity, this flat presents an excellent option in a sought-after location. Don't miss the chance to make this great flat your new home.

A fantastic buy for commuters, this apartment is situated just a stones' throw from Canterbury East station, with trains running every 30 minutes into London Victoria (or in the other direction to Dover, where you can hop on a ferry to France!). It is also very close to the city walls and is in walking distance of the Dane John Gardens, Canterbury Cathedral and Christchurch University, as well as the orchards & footpaths to the West of Canterbury hospital.

Call TMS Estate Agents today to book your accompanied viewing.

ENTRANCE HALL 8'2" x 3'3" (2.501 x 0.998)

LOUNGE / KITCHEN 17'2" x 14'2" (5.238 x 4.320)

BEDROOM 12'10" x 8'3" (3.913 x 2.519)

SHOWER ROOM 7'10" x 5'0" (2.402 x 1.54)

EXTERNAL

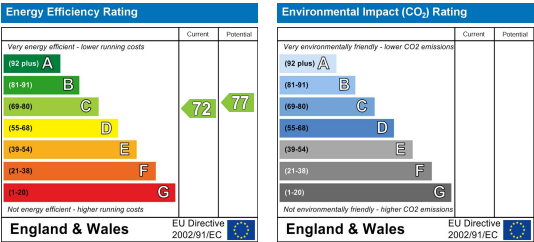
COMMUNAL GARDEN

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.