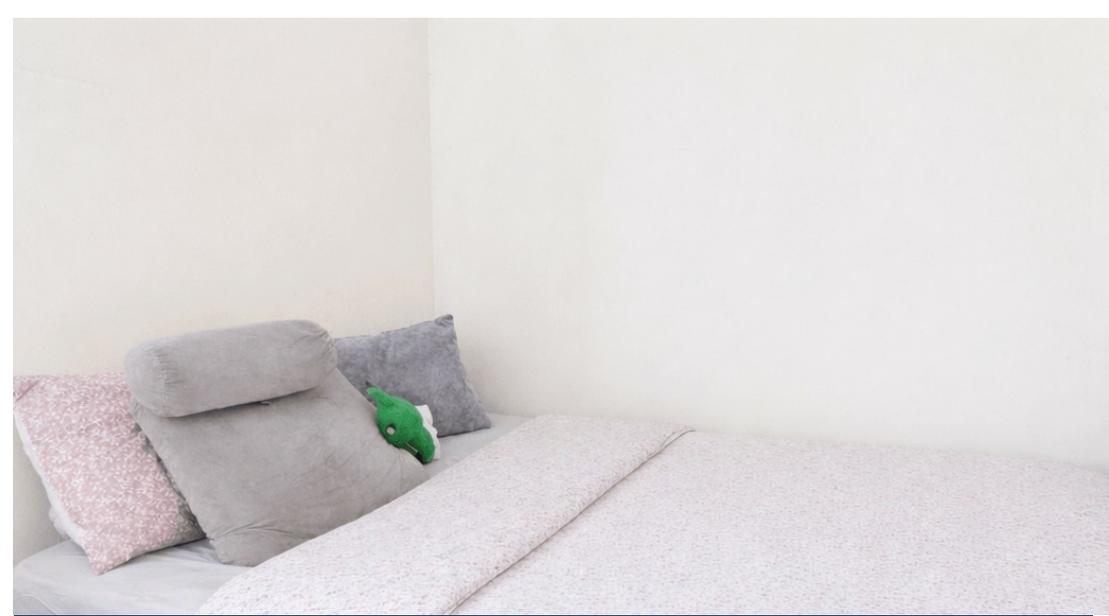


b 0  
Bedrooma 0  
Bathroome 0  
Reception



- Popular & convenient location
- One bedroom ground floor maisonette
- Ideal first Time buy or investment
- Attractive building
- Lease - 150 years from 01.01.2003
- Close to amenities
- Spacious & well proportioned
- Gas central heating



Situated in the sought-after area of Dunstons in Canterbury, this one bed leasehold ground. floor maisonette offers a practical living space in a popular & highly convenient location and is being sold with no onward chain. The property features a spacious sitting room and open plan kitchen, providing ample room for both cooking and relaxation. The kitchen is equipped with appliances to include integrated cooker, hob & extractor, washing machine and fridge, making it functional for everyday use.

The bedroom is a good sized double, offering a comfortable space for rest and relaxation. Adjacent to the bedroom is a modern three piece bathroom suite complete with a shower over the bath, a sink, and a toilet. The layout of the flat is designed to maximize space and functionality, making it an ideal choice for those seeking a practical living arrangement.

This most attractiver property is well set back from the road and contributes to the overall appeal of the area. While the flat does not include designated parking or a private outdoor space, its location provides easy access to local amenities and public transport options and gives quick & easy access to Canterbury city centre.

Canterbury is known for its rich history and vibrant community, offering a variety of shops, restaurants, and cultural attractions. The flats location ensures that residents can enjoy the benefits of city living while being part of a peaceful residential area and this property creates an excellent opportunity for those looking to purchase a flat in a well-connected and desirable part of Canterbury.

Tenure: leasehold

Lease: 150 years from 01.01.2003

Ground rent: N/A

Service charge: £1717 per annum





Approximate total area<sup>m</sup>  
367 ft<sup>2</sup>  
34.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Canterbury, CT2

Scan me for more info

