



Connells

Homespire House Knotts Lane
Canterbury



Property Description

Offered to the market with no onward chain, this one bedroom, top floor apartment is within a purpose built block moments walk away from local amenities and city centre.

The property comprises a spacious lounge, kitchen, double bedroom and bathroom. There are communal rooms within the block along with lift access and communal grounds.

A short walk away from the building, there are main roads with regular bus routes available in to and away from town along with Canterbury train stations with high speed services to Ashford and London.



Entrance Hall

Front door, store cupboard, carpet

Living Room

14' 9" x 10' 6" (4.50m x 3.20m)

Window, carpet, electric heater

Kitchen

7' 4" x 5' 5" (2.24m x 1.65m)

Wall and base units, work surface over, sink and drainer

Bedroom One

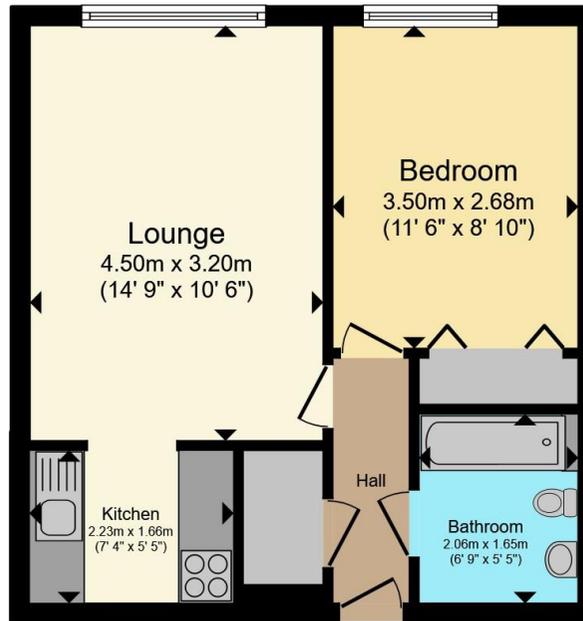
11' 5" x 8' 9" (3.48m x 2.67m)

Carpet, window, electric heater, cupboard









Floor Plan

Total floor area 37.2 m² (401 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

Connells

To view this property please contact Connells on

T 01227 764 720

E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: B

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406921

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406921 - 0004