



Connells

St. Andrews Close
Canterbury



Property Description

GUIDE PRICE £200,000 to £220,000

The heart of this home is the impressive open-plan living room, providing exceptional space for both relaxing and entertaining a number of guests. The room is large enough to accommodate a substantial dining table, it's the perfect setting for hosting family gatherings or evenings with friends.

Two elegant Juliet balconies overlook the Westgate Gardens and the double doors provide the property with plenty of natural light while allowing you to enjoy stunning views of both the sunrise and sunset.

Set back from the neighbouring apartment blocks, the property enjoys a greater sense of privacy and an open outlook, creating a peaceful and tranquil atmosphere.

The apartment also benefits from two well-proportioned bedrooms, a modern kitchen and two bathroom, and the convenience of an allocated parking space located close to the building entrance.

Ideally situated just a short stroll from Westgate Gardens, residents can enjoy beautiful riverside walks, green open spaces, and easy access to local amenities. Combining a desirable location with spacious, versatile accommodation, this apartment is an excellent choice for professionals, couples, small families, or investors alike.

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.

Kitchen

8' 7" x 6' 1" (2.62m x 1.85m)

Lounge/Dining Area

20' 2" x 15' 9" (6.15m x 4.80m)

Bedroom One

15' x 11' 4" (4.57m x 3.45m)

Ensuite

Bedroom Two

15' 9" x 8' 7" (4.80m x 2.62m)

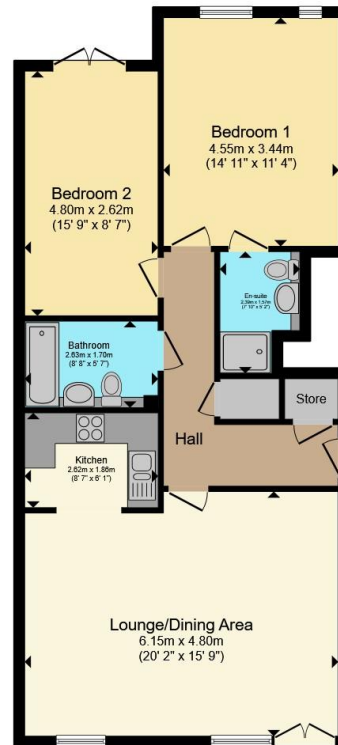
Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)









Total floor area 81.4 m² (876 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



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: D

Service Charge:
 2064.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407237

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. 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.

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: CBY407237 - 0008