

for sale

guide price **£160,000**



Blackthorn Road Hersden Canterbury CT3 4GA

Chain Free a well presented two bedroom, first floor apartment set in a purpose built building in a popular residential location. An ideal home for a first time buyer or an investment opportunity ready to move in to and close to local amenities and travel links and allocated parking space



Blackthorn Road Hersden Canterbury CT3 4GA

Entrance Hall

With two built in storage cupboards

Living Room

16' 4" x 12' 4" (4.98m x 3.76m)

Kitchen

8' 4" x 8' 1" (2.54m x 2.46m)

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

Bedroom Two

11' 5" x 7' 5" (3.48m x 2.26m)

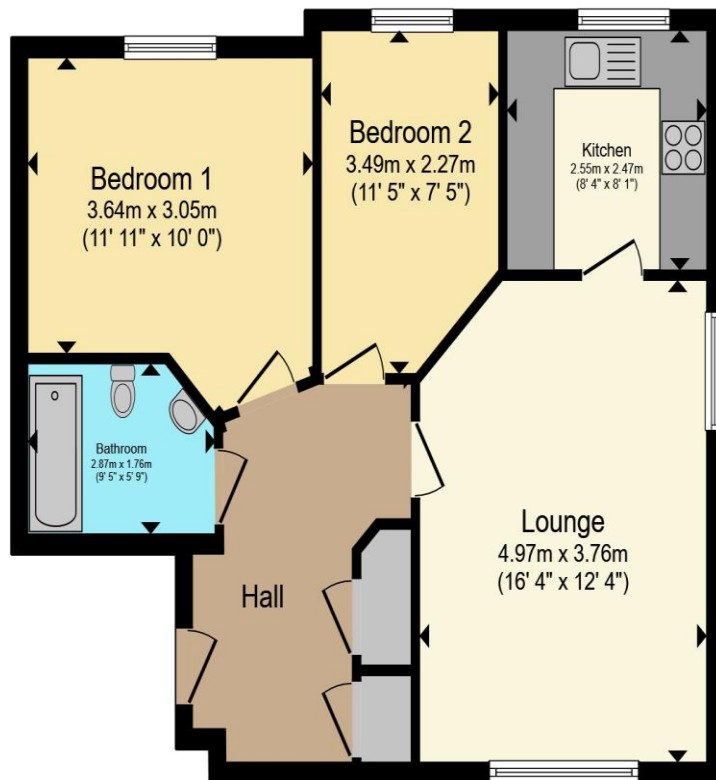
Bathroom

9' 1" x 5' 7" (2.77m x 1.70m)









Total floor area 59.1 m² (637 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

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29-30 Watling Street
 CANTERBURY CT1 2UD

Property Ref: CBY407413 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1754.92

Ground Rent: 250.00

view this property online
connells.co.uk/Property/CBY407413

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. Should you require 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.

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