



Connells

George Roche Road
Canterbury



Property Description

Ideally located in the highly desirable area of South Canterbury is this one bedroom ground floor apartment placed within walking distance to the City Centre, with its array of amenities such as shops, bars, restaurants, hospital and two train stations!

The accommodation comprises of an open plan dining / living area along with a fitted kitchen, you will also find a bathroom, double bedroom and storage space throughout. As this apartment is situated on the ground floor it also provides access to a well maintained communal garden area. The apartment also benefits from one allocated parking space, located close to the front door.

This is an ideal home for those looking to make their first purchase or investment - in order to save disappointment in missing out, we strongly advise arranging a viewing as soon as possible!



Lounge

15' 5" x 10' 7" (4.70m x 3.23m)

Kitchen

11' 6" x 4' 9" (3.51m x 1.45m)

Bedroom One

10' 9" x 8' 6" (3.28m x 2.59m)

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)









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.focalagent.com

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406395

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.

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