

Westwood Drive, Kingsmead, Canterbury, Kent, CT2 7US

Asking Price £259,000

Sally Hatcher
estates



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Westwood Drive Kingsmead, Canterbury CT2 7US

Fantastic high end apartment with open plan living.

As marketing agents to the vendor, Sally Hatcher Estates are delighted to offer this stunning, first floor apartment located on the prestigious Kingsbrook Park development and is within easy walking distance of Canterbury West train station and the city centre. Internally the apartment is presented to a high standard being neutrally decorated and boasts accommodation comprising; generous entrance hall with doors leading to a lovely sized open plan lounge / diner and kitchen fitted with a range of modern units and integrated appliances. Double doors open onto a balcony where you can enjoy views over the park, river and city. Both bedrooms are doubles, the main bedroom benefiting from an en suite shower room plus a further family bathroom. Outside is an allocated parking space for one car and bin store. This property is a perfect first time buy, lock up and leave or investment purchase. For any further information or to arrange a viewing, please call our office.

Broadband speeds:
Standard 14 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 10000 Mbps 10000 Mbps

Mobile indoor:
EE Limited Limited
Three Likely Likely
O2 Likely Limited
Vodafone Limited Limited

Mobile outdoor:
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily working order or fit for the purpose.

Hall

Bedroom

12'9" x 12'1" (3.9 x 3.7)

Lease Details - 125 years from and including 1 August 2007 5'2" (2.2m x 1.60m)

Maintenance Charges - Service charge for period 01

Jan 24 to 30 Jun 24 £ 841.20 Total £1682.40 per Annum

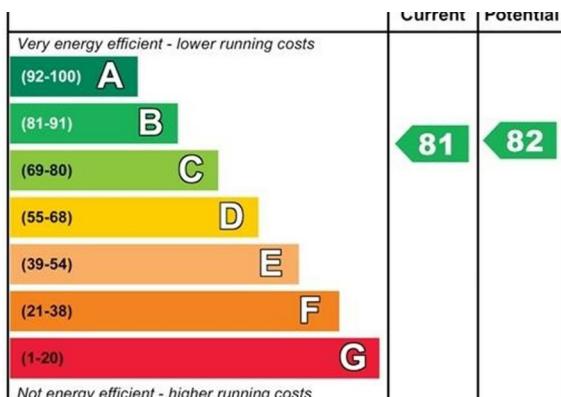
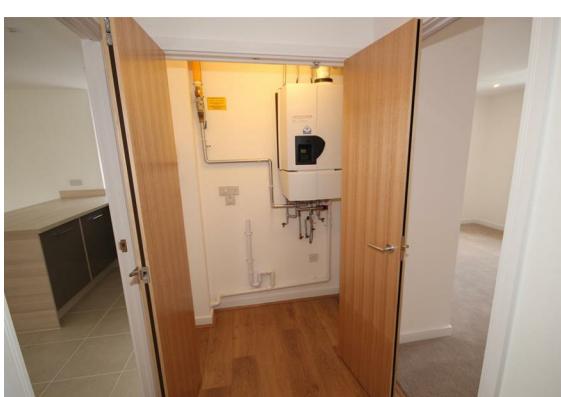
Ground Rent - £250 p/a

Council Tax Band - D

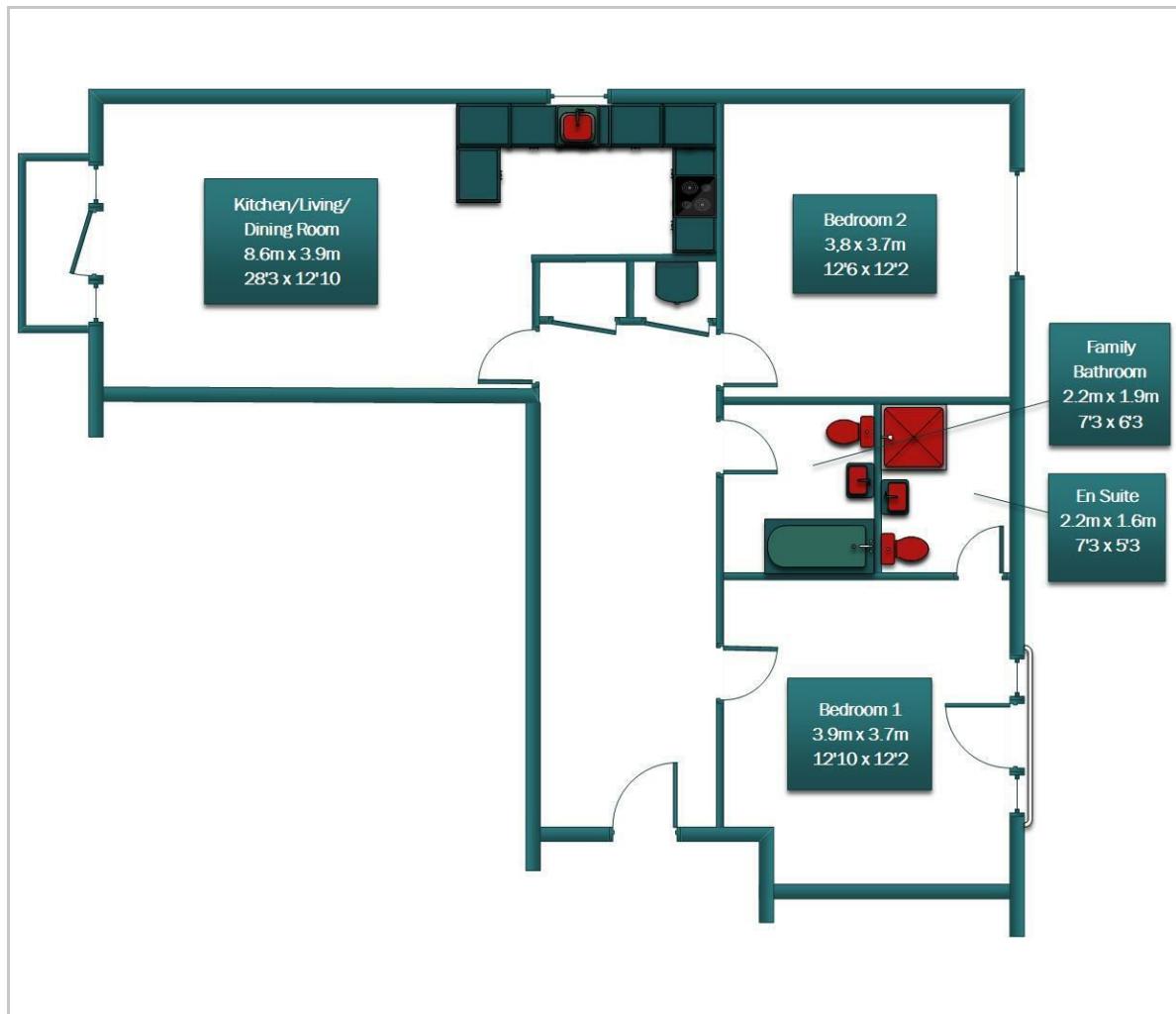
Lounge/ Kitchen/ Diner

28'2" x 12'9" (8.6 x 3.9)

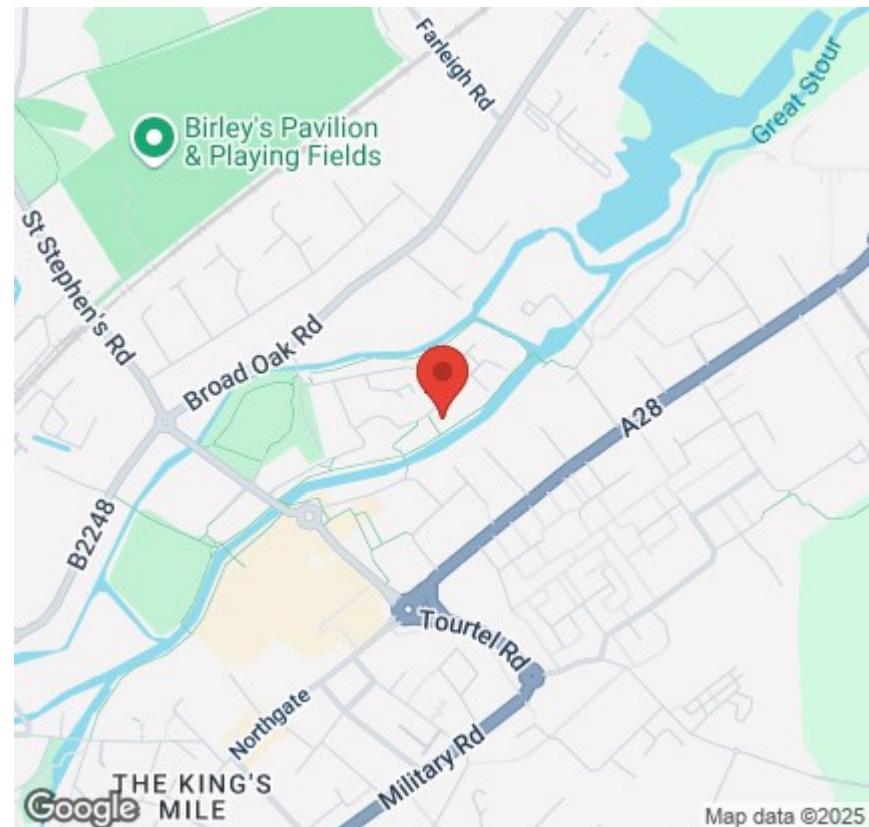




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.