George Roche Road, Canterbury, CT1 3FG

Asking Price £160,000

Sally Hatcher estates



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George Roche Road

Canterbury CT1 3FG

Nestled in the charming city of Canterbury, this delightful flat on George Roche Road offers a perfect blend of modern living and comfort. Built in 2005, this property spans an impressive 883 square feet, providing ample space for both relaxation and entertaining.

Whether you are a first-time buyer, a small family, or looking to invest, this flat presents an excellent opportunity to enjoy the best of Canterbury living. Don't miss your chance to make this lovely property your new home.

Upon entering, you are greeted by a welcoming entrance hallway that leads into an open plan kitchen, dining, and sitting room. This airy space is enhanced by a lovely Juliet balcony, allowing natural light to flood in and creating a bright and inviting atmosphere. The layout is ideal for both casual living and hosting friends and family.

The flat features two well-proportioned bedrooms, including a master bedroom complete with an ensuite shower room, ensuring privacy and convenience. The second bedroom is perfect for guests, a home office, or a child's room. Additionally, there is a family bathroom that caters to the needs of the household.

For those with a vehicle, the property includes one allocated parking space, a valuable asset in this vibrant area. With a total of 72 square meters, this flat is not only spacious but also offers a contemporary lifestyle in a sought-after location.

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 called Coadjute. The cost of these checks is £45 plus VAT per person, 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 representations. 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 in working order or fit for the purpose.

Entry / Hallway

Family Bathroom
7'9" x 6'3" (2.381 x 1.906)

Bedroom 1
11'8" x 9'10" (3.563 x 3.019)



















Bedroom 1 En Suite
5'1" x 7'3" (1.565 x 2.219)

Living Room
15'3" x 13'5" (4.660 x 4.102)

Dining Area
12'1" x 8'5" (3.694 x 2.566)

Kitchen
7'9" x 8'9" (2.365 x 2.672)

Bedroom 2
9'0" x 8'7" (2.765 x 2.632)







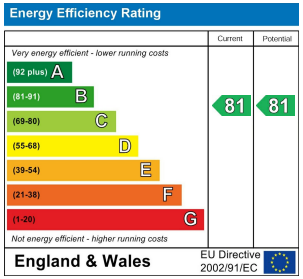
Floor Plan

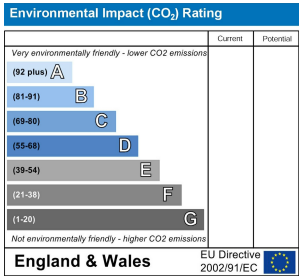


Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.