

6 Hollow Lane, Canterbury, Kent, CT1 3SA

£190,000



6 Hollow Lane

Canterbury CT1 3SA

A PURPOSE BUILT 1 BEDROOM GROUND FLOOR FLAT CLOSE TO THE CITY CENTRE AND WALKING DISTANCE TO CANTERBURY EAST STATION

As marketing agents to the seller, Sally Hatcher Estates are delighted to offer this purpose-built one bedroom ground floor flat which is presented in good condition and offered with no chain. The property is currently tenanted until December 2022 and we feel would make an ideal first time buy or rental property giving a £9,600 per annum return on your investment. The accommodation is sizable, the main living area given over to an open plan living room/dining/kitchen area and a double bedroom with sliding mirrored wardrobes plus family bathroom. Perfectly situated for the town centre, excellent access to local shops and the A2/M2 corridor this property benefits from allocated parking to the rear and attractive maintenance and ground rent charges also also boasts a long lease. For any further information or to arrange a viewing please contact Sally Hatcher Estates who will be happy to help.

Wooden front entrance door to;

Entrance Hall

Recess containing plumbing for a washing machine, doors opening to;





Open Plan Kitchen/ Diner/ Kitchen

16'8" x 13'1" (5.10 x 4.00)

Front aspect double glazed window, storage radiator, the kitchen area is fitted with a range of eye level and base units and a roll top work surfaces, integral electric hob and oven with extractor fan over, stainless steel sink unit with mixer tap, integrated fridge and freezer, wall lights.



Bedroom One

14'5" to include a wall length built in mirrored w (4.40 to include a wall length built in mirrored wa)

Rear aspect double glazed window, wall mounted panel heater.

Bathroom

8'11" into recess x 5'6" (2.72 into recess x 1.68)

Bathroom suite comprising of a panelled bath with electric shower over, pedestal wash handbasin, low-level WC, built in airing cupboard containing hot water cylinder, extractor fan.

Rear

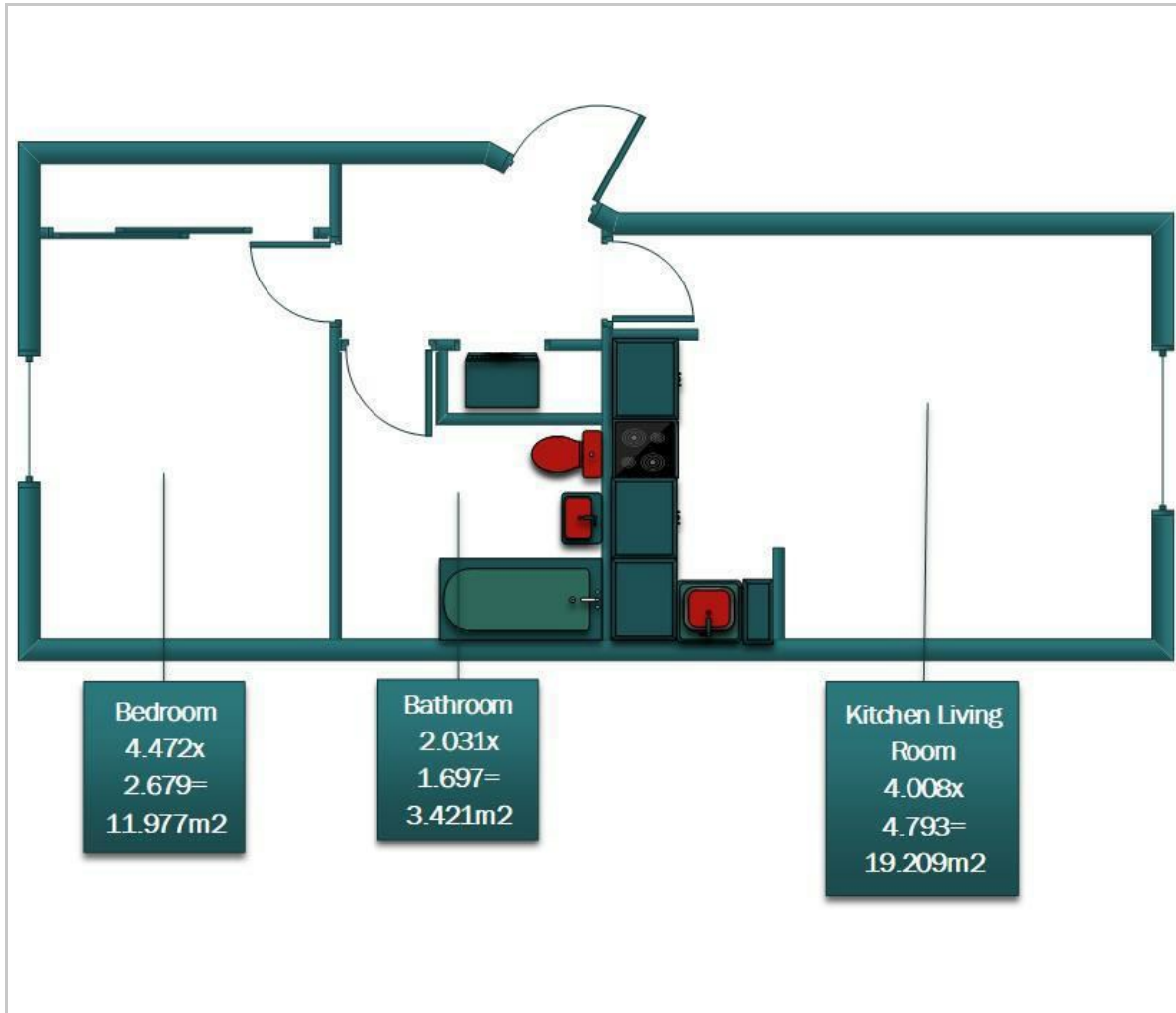
Allocated parking to the rear.

Maintenance / Lease Information

Maintenance Charge - £25 per. month
Ground £0
Share of the freehold included 995 years left of lease (July 2022)



Floor Plan



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.

Area Map



Energy Efficiency Graph

