# Roseacre Close, Canterbury, Kent, CT2 7HN

## Offers In Excess Of £135,000

Sally Hatcher estates



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# Roseacre Close

## Canterbury, Kent CT2 7HN

Nestled in the charming St Dunstan's area of Canterbury, this delightful one-bedroom flat on the first floor offers an ideal opportunity for first-time buyers or investors.

Upon entering the property, you are welcomed by a central hallway that leads to a well-appointed family bathroom and a spacious double bedroom, which overlooks the front of the building, allowing for plenty of natural light.

The kitchen is separate from the sitting room which includes a dining area, perfect for enjoying meals with friends or family. The generous living room provides a comfortable space to relax and unwind after a long day.

This flat is not only well-equipped but also benefits from superfast fibre broadband, making it suitable for both work and leisure. The council tax band is B, ensuring manageable living costs.

The location is truly exceptional, with a variety of local amenities at your doorstep. You will find an array of pubs, bars, artisan food shops, a bakery, butcher, and a Sainsbury's supermarket, all contributing to the vibrant community atmosphere. For those who commute, Canterbury West train station is conveniently close, offering high-speed links to London and routes to popular seaside destinations such as Margate.

For sports enthusiasts, the area boasts numerous recreational opportunities, including Canterbury Rugby Club, golf at Scotland Hills, sailing at Whitstable Yacht Club, and county cricket matches. Additionally, cultural attractions such as the Marlowe Theatre and the Beaney House of Art are within easy reach, providing a wealth of entertainment options.

In summary, this charming flat in Roseacre Close presents a wonderful opportunity to enjoy the best of Canterbury living, combining comfort, convenience, and a lively community spirit.

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 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**
3'4" x 9'10" (1.028 x 3.004)

**Bedroom**
12'2" x 14'10" (3.717 x 4.545)

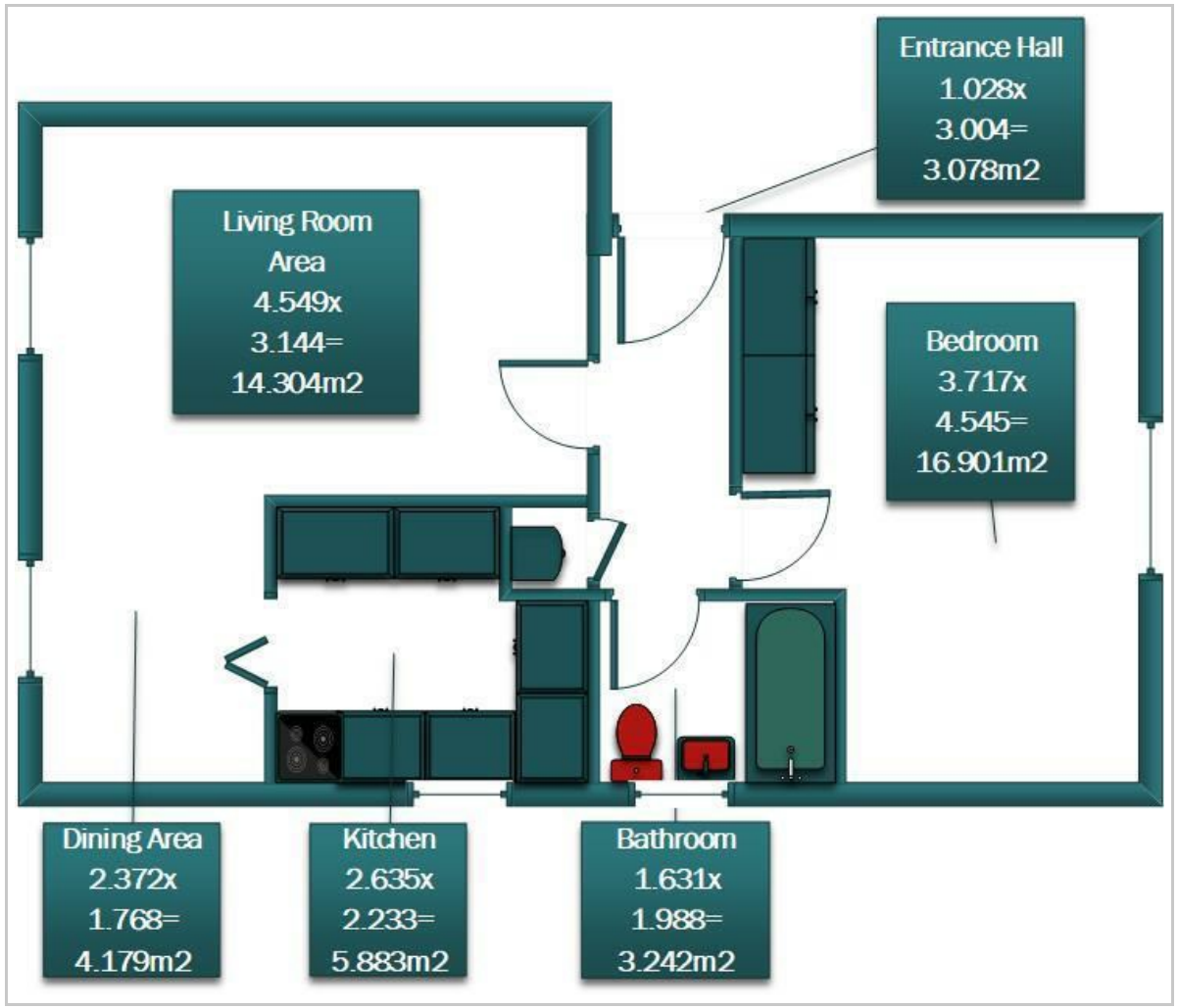
**Bathroom**
5'4" x 6'6" (1.631 x 1.988)

**Living Room**
14'11" x 10'3" (4.549 x 3.144)

**Dining Area**
7'9" x 5'9" (2.372 x 1.768)

**Kitchen**
8'7" x 7'3" (2.635 x 2.233)

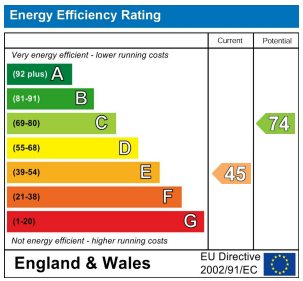
## Floor Plan

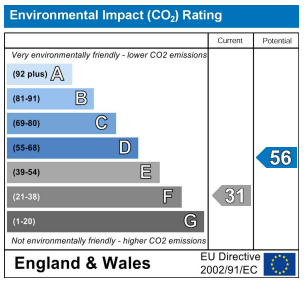



## Area Map




## 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.