



**SAXON SHORE**  
— ESTATE AGENTS —



## **22 Roseacre Close, Canterbury, CT2 7HN**

### **Offers in excess of £200,000**

Introducing this delightful, two bedroom apartment, nestled in a purpose-built property dating back to the 1970s, offering a cosy retreat. Available for sale with no onward chain. Located on the outskirts of Canterbury in the St Dunstons area, close to local amenities and within walking distance of Canterbury West Station and the city centre.

The flat is situated on the first floor and comprises an entrance hall, a spacious lounge/diner, a kitchen, two good sized, double bedrooms and a full bathroom.

Outside to the rear is a generous, communal garden mainly laid to lawn with a patio area.

One of the benefits of this property is the share of freehold, giving you a sense of ownership and control over your living space.

Don't miss your chance to make this property your new home, contact us to arrange a viewing!



Entrance Hall

Lounge/Diner

12'3" x 14'11" (3.75 x 4.57)



Kitchen

8'0" x 11'1" (2.45 x 3.38)



Bedroom 1

12'3" x 10'9" (3.75 x 3.3)



Bedroom 2

11'11" x 10'9" (3.64 x 3.3)



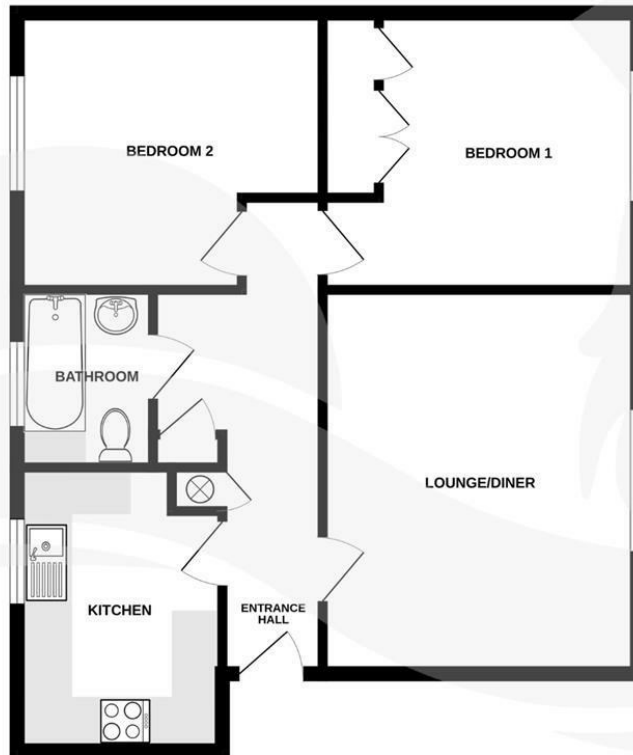
Bathroom

5'3" x 6'11" (1.62 x 2.12)



Communal Garden

FIRST FLOOR  
60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA: 60.5 sq.m. (651 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	77
England & Wales		EU Directive 2002/91/EC	

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

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