



SAXON SHORE
— ESTATE AGENTS —



30 Frencham Close, Canterbury, CT2 7DS Offers in excess of £180,000

Three double bedrooms and house-like space, with balcony and south-facing gardens. Just 22 minutes' walk to Canterbury West station – no onward chain.

This exceptionally spacious second-floor flat in Frencham Close, Canterbury, offers the proportions of a house with the convenience of apartment living. With three genuine double bedrooms, a large lounge/diner opening onto a private balcony, and a separate kitchen, the property is ideal for professionals, families, sharers, or those wanting generous living space.

Located on the second floor of a purpose-built block, this move-in-ready property benefits from UPVC double glazing and gas central heating throughout.

Don't miss your chance to make this spacious and "ready for immediate occupation" flat your new home—contact us today to arrange a viewing!

Entrance Hall



Lounge/Diner

13'5" x 12'0" (4.11 x 3.67)



Balcony

13'5" x 3'0" (4.11 x 0.92)



Kitchen

8'10" x 10'9" (2.7 x 3.29)



Bedroom 1

10'7" x 11'9" (3.23 x 3.59)



Bedroom 2

11'9" x 10'9" (3.6 x 3.29)



Bedroom 3

8'6" x 11'9" (2.6 x 3.59)



Bathroom

7'10" x 5'8" (2.4 x 1.75)



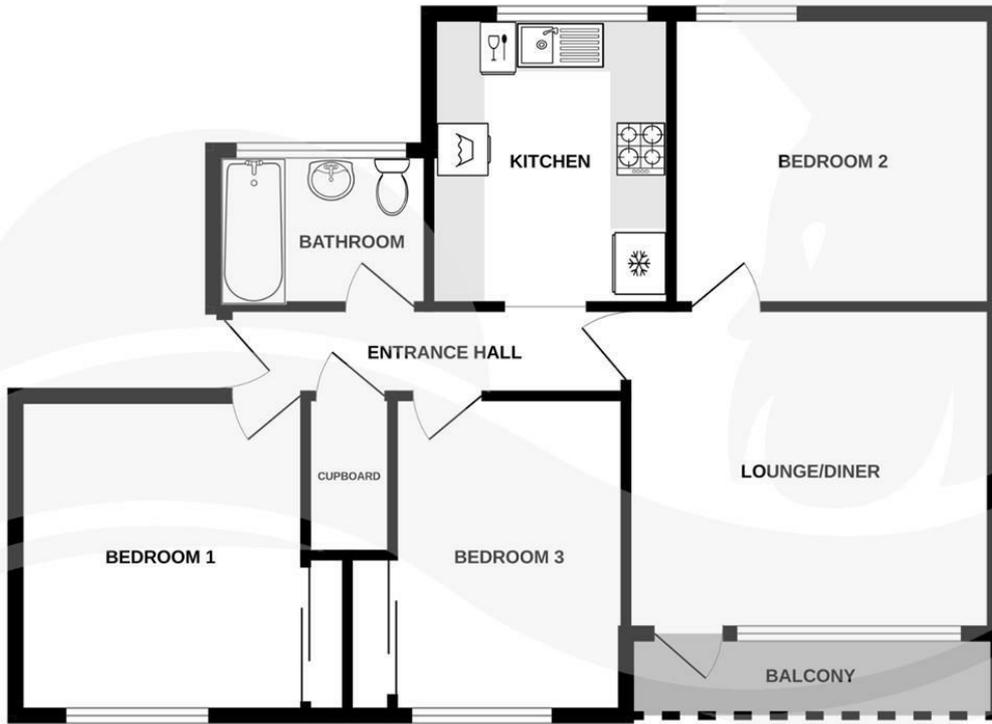
Communal Garden



Bike Shed/Storage

3'1" x 6'5" (0.96 x 1.96)

TOP FLOOR FLAT
68.9 sq.m. (741 sq.ft.) approx.



TOTAL FLOOR AREA : 68.9 sq.m. (741 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			
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			
(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		

