



SAXON SHORE
— ESTATE AGENTS —



189 Old Dover Road, Canterbury, CT1 3BZ **Offers in excess of £200,000**

Nestled on the Old Dover Road in Canterbury, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious reception room, this apartment provides an inviting space for relaxation and entertaining. The well-appointed bedroom ensures a peaceful retreat, while the bathroom is designed for both functionality and style.

One of the standout features of this property is the absence of a chain, making the buying process straightforward and hassle-free. Additionally, the flat benefits from dedicated parking, a valuable asset in this sought-after area. Residents can also enjoy the communal gardens, providing a lovely outdoor space to unwind and socialise with neighbours.

For those who appreciate outdoor activities, the nearby cricket pitch offers an excellent opportunity for sports enthusiasts to engage in their favourite pastime. This flat is not only a comfortable home but also a gateway to the vibrant lifestyle that Canterbury has to offer.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a piece of this historic city. With its prime location and appealing features, this flat is sure to attract interest. Do not miss the chance to make it your own.

Entrance Hall



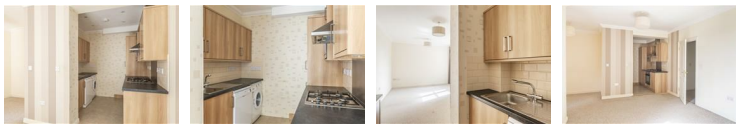
Lounge/Diner

16'10" x 9'11" + 7'1" x 8'8" (5.15 x 3.03 + 2.16 x 2.65)



Kitchen

7'6" x 7'8" (2.29 x 2.35)



Bedroom 1

15'0" x 9'2" (4.58 x 2.8)



Ensuite

7'8" x 4'3" (2.34 x 1.3)



Walk-In Wardrobe

7'4" x 4'3" (2.24 x 1.30)

Bathroom

6'0" s 8'7" (1.84 s 2.64)



Bedroom 2

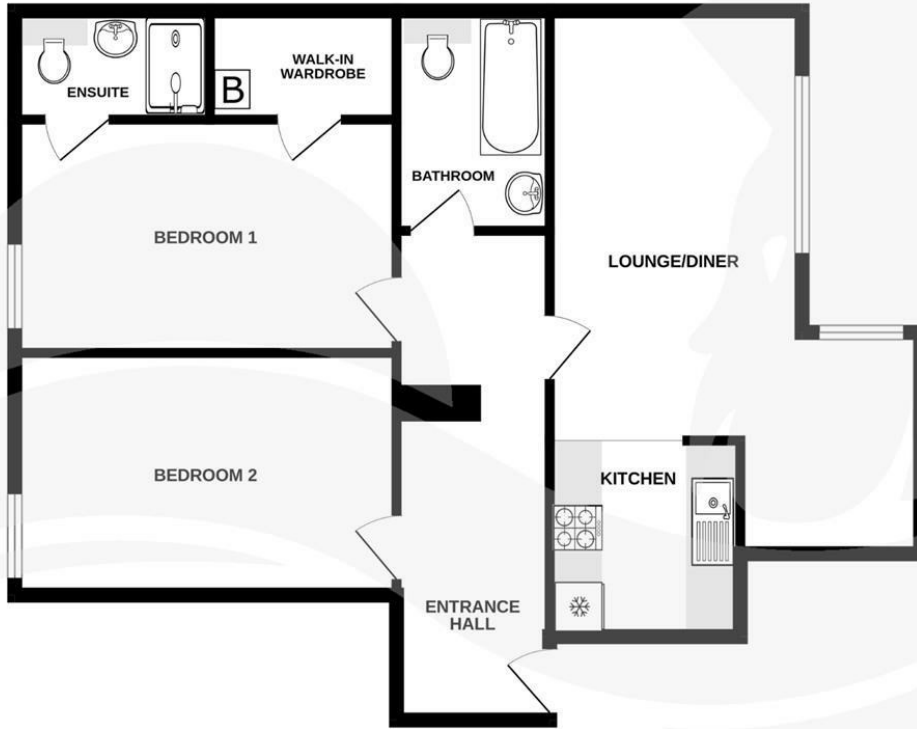
15'0" x 9'6" (4.58 x 2.9)



Communal Garden



FIRST FLOOR
73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	

