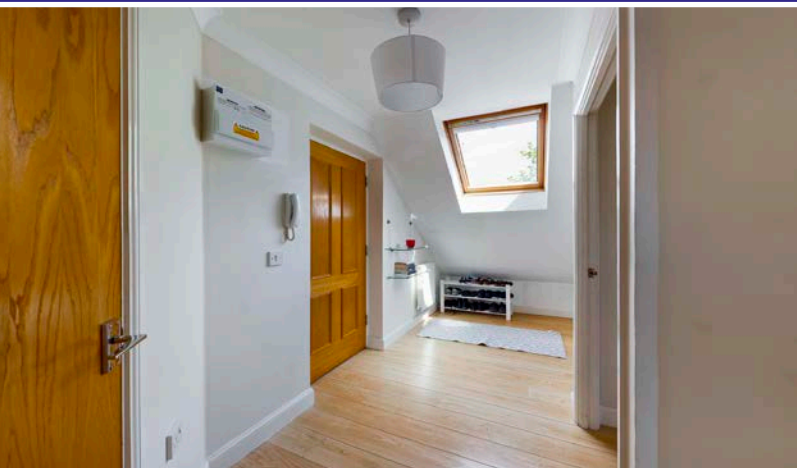


33 Blackthorn Road Canterbury CT3 4GA

£180,000



- Top Floor Purpose Flat
- One Double Bedroom
- No Forward Chain
- Kitchen with Integrated Appliances
- Parking Space
- Gas Central Heating



Top floor one bedroom apartment offered for sale with no onward chain and would make an ideal first time home or investment purchase, The property is situated in the village of Hersden which provides good access to Canterbury, Thanet and Herne Bay, Sturry train station is within ½ mile and is one stop away from Canterbury West station which offers the high speed service to London St. Pancras in just over 50 minutes.

Entrance Hall

Wooden entrance fire door, velux window, radiator, power point, wooden floor, consumer unit high level, two storage cupboards with shelving and hanging rails, loft hatch, door leading to bathroom.

Lounge/Diner

Double glazed window to side with radiator below, power points, bt point, tv point, wooden flooring, door leading to kitchen.

Kitchen

Matching wall and base units with working surfaces over, 'Hotpoint' 4-ring stainless steel gas hob and stainless-steel splash back, 'Hotpoint' stainless steel cooker hood, Double electric 'Hotpoint' oven, integrated fridge/freezer, 'Hotpoint' integrated washer/dryer, 1 ½ sink bowl with mixer tap, wall hung 'Vaillant' boiler supplying domestic hot water and central heating system, recessed ceiling lights, double glazed window, power points, tiled flooring.

Bedroom 1

Fitted carpet, double glazed window with radiator below, power points, bt point, door leading to

Bathroom

White suite comprising paneled bath with mixer taps and shower attachment, close couple wc, wash hand basin with mixer taps and mirror above, wall hung towel rail, velux window, radiator, extractor fan, recessed spotlights, tiled flooring, shaver point.

Externally

Bin store and allocated parking space

Tenure

The property is to be sold leasehold, the lease runs for 125 years from 2004 the ground rent is £180.00 per annum

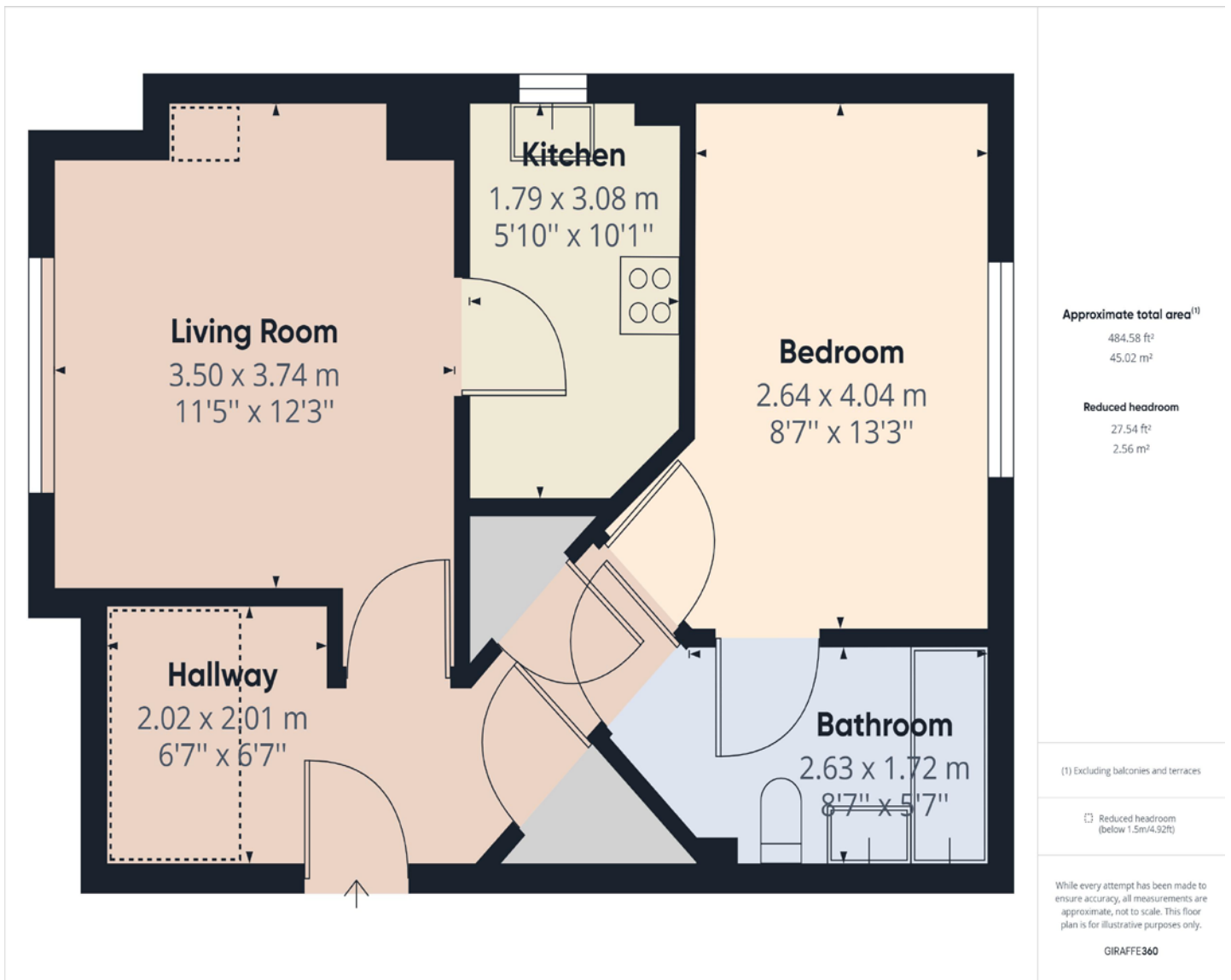
Service & Maintenance

We understand from the vendor that the service charge per six months is £889.54.

Services

The following mains services are connected to the property electricity, water, and gas. We are informed by the vendor that foul drainage is to the main sewer.





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