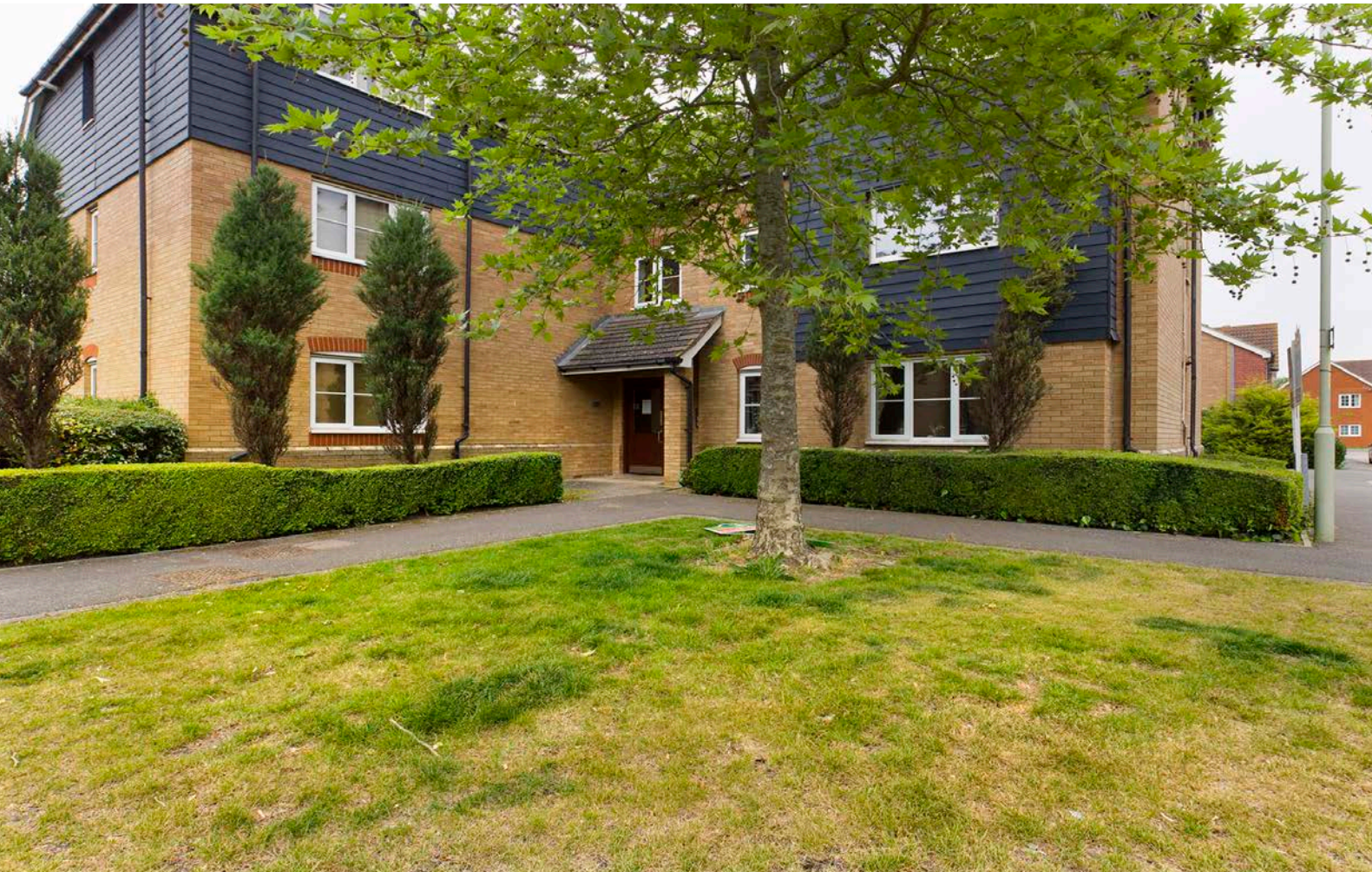
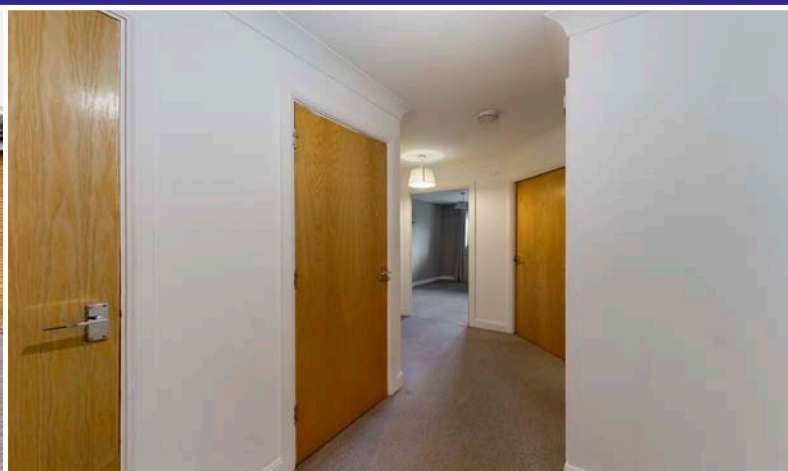


24 Blackthorn Road Canterbury CT3 4GA

£179,950



- Ground floor flat
- Lounge/Diner
- Two bedrooms
- Gas central heating
- Allocated parking space
- No forward chain



A ground floor 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 5' 8" x 7' 7" (1.73m x 2.31m)

Security entry phone, radiator, doors to all rooms, built in cloaks cupboard with hanging rail and storage, additional built in storage cupboard

Lounge/Diner 12' 2" x 16' 1" (3.71m x 4.90m)

Dual aspect double glazed windows to front and side, radiator, power points, satellite and tv point, telephone point

Kitchen 8' 4" x 7' 11" (2.54m x 2.41m)

With a range of matching wall and base units with wooden effect working surfaces over, inset stainless steel sink top with mixer taps and cupboard below, inset 4-ring gas hob with stainless steel splash back and stainless steel extractor hood over, built in stainless steel 'Hotpoint' oven, fridge/freezer, wall hung 'Vaillant' gas combination boiler supplying domestic hot water and central heating, double glazed window to front

Bedroom 1 11' 10" x 10' 1" (3.60m x 3.07m)

Double glazed window to rear with radiator below, power points, tv point, telephone point

Bedroom 2 7' 2" x 11' 2" (2.18m x 3.40m)

Double glazed window to rear with radiator below, power points

Bathroom 8' 11" x 5' 7" (2.72m x 1.70m)

White suite comprising paneled bath with mixer taps and shower over, shower screen, pedestal wash hand basin, close couple wc, extractor fan, radiator, recessed ceiling lighting

Externally

There is a bin store and allocated parking space

Tenure

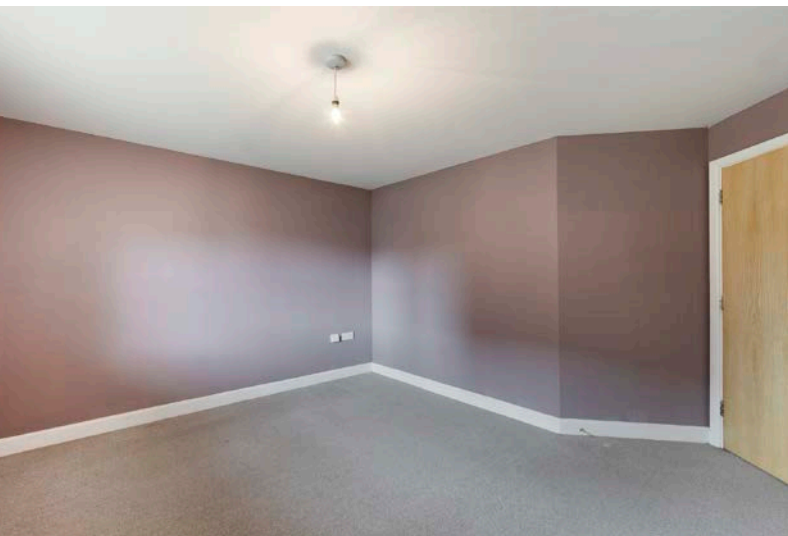
The property is to be sold leasehold, the lease runs for 125 years from 2004 the ground rent is £150.00 per annum

Service and maintenance charges

We understand from the vendor that the service charge per six months is £652.14

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



Agents Notes: Subject to an agreement on the offer price, the owners may consider including the furniture within the sale which would be perfect for buyers looking for a second home.



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