



Walden Court
Canterbury
Kent
CT2 7JQ

Offers In Excess Of £226,000

bettermove

Walden Court Canterbury

Bettermove are proud to present this 2 bedroom ground floor flat in Canterbury.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated space.

The council tax band is B.

This is a leasehold property with 99 years on the lease from 2006; the ground rent is £25pa and the service charge is £192pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

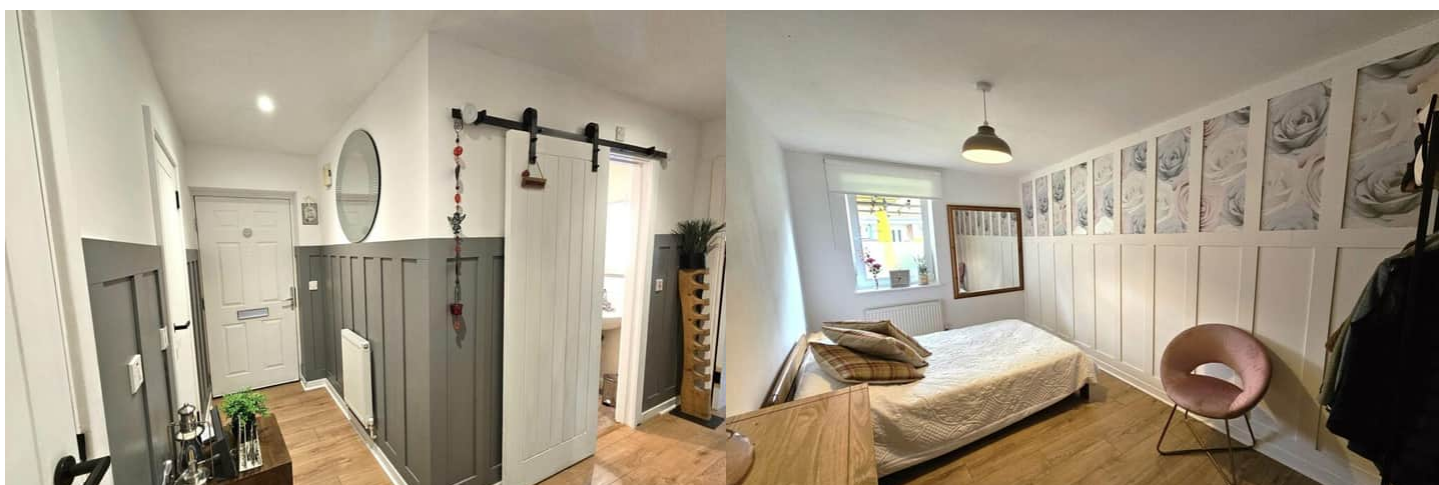
Located in the popular city of Canterbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A28, Canterbury West train station and many local bus routes.

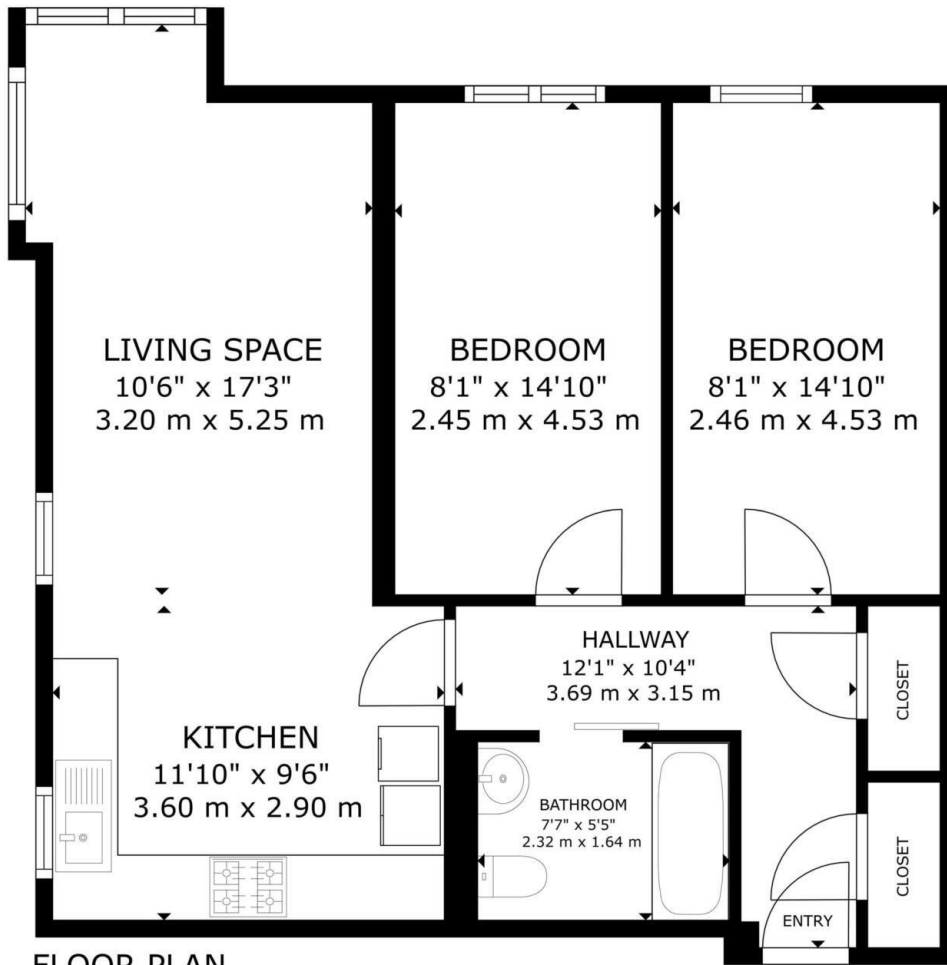
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 683 sq. ft, 63 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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