



Leasehold



1A Orient Place, Canterbury CT2 8AW

- Spacious First Floor Apartment In Prime City Location
- Two Generous Double Bedrooms
- Bright & Well-Proportioned Living Room
- Modern Fitted Kitchen With Appliances
- Contemporary Bathroom Suite
- One Allocated Parking Space
- Moments From Canterbury West Station
- Walking Distance To City Centre & Amenities

SITUATION:

Orient Place is ideally located for those looking to enjoy all that Canterbury has to offer, while remaining exceptionally well connected for commuting.

Canterbury West station is positioned directly opposite the property, providing high-speed rail services to London St Pancras in under an hour. The award-winning Goods Shed, offering a daily farmers' market and artisan produce, is also just moments away.

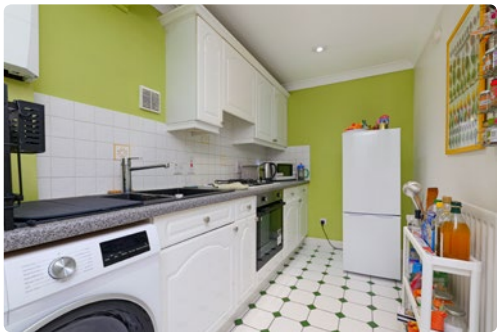
The historic city centre is within easy walking distance and offers a wide range of shopping, dining, and leisure facilities, alongside cultural attractions including Canterbury Cathedral and the Marlowe Theatre.

St Dunstan's, one of Canterbury's most desirable areas, is also nearby and provides a variety of independent shops, cafés, and restaurants, contributing to the vibrant and convenient lifestyle this location affords.

The city also provides outstanding educational options, with highly regarded state and independent schools, three universities, two mainline railway stations, two hospitals, and a comprehensive local bus network.

Canterbury enjoys excellent transport links. Regular rail services run to London Victoria, Charing Cross and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in just under an hour.

Ashford International and the Channel Tunnel terminal at Folkestone—both approximately 14 miles away—offer Eurostar and shuttle services to the continent, and the nearby A2/M2 provides convenient road access to London and the Channel port of Dover.



DESCRIPTION:

A well-presented and generously proportioned two-bedroom first floor apartment, ideally positioned in the sought-after location of Orient Place, just moments from Canterbury West station.

This bright and comfortable home offers well-balanced accommodation throughout and is perfectly suited to first-time buyers, investors, or those seeking a conveniently located city base.

Accessed via its own private entrance, stairs rise to a central landing which provides access to all rooms and includes a useful storage cupboard.

The living room is a particularly inviting space, filled with natural light from large windows overlooking the street, and offers ample room for both seating and dining.

The kitchen is fitted with a range of wall and base units and provides space for appliances,

creating a practical and functional environment for everyday use.

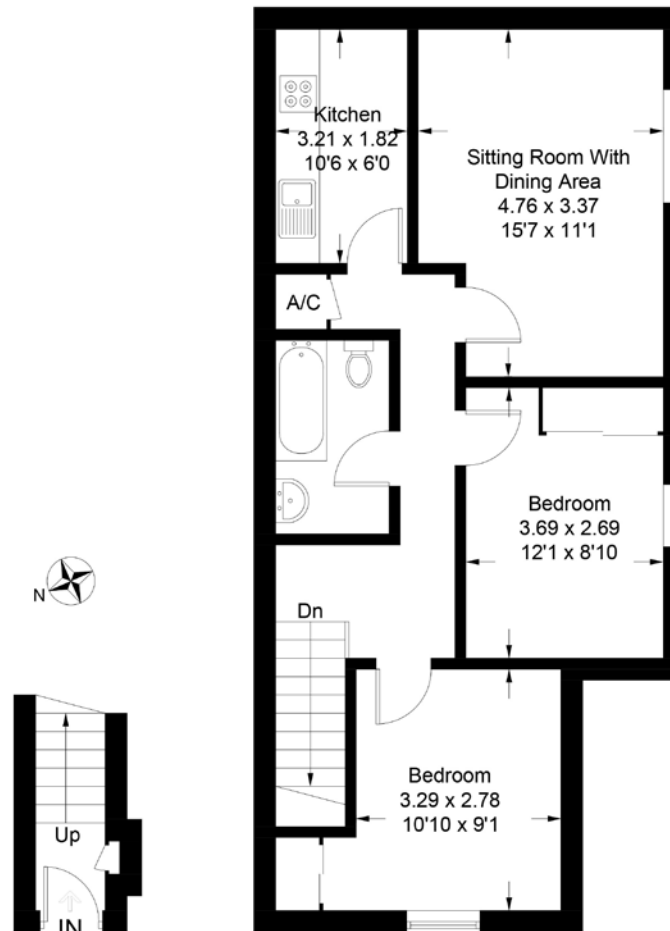
There are two well-proportioned double bedrooms, both offering comfortable accommodation, with the principal bedroom benefiting from built-in storage.

The bathroom is fitted with a modern suite, including a bath with shower over, wash basin, and WC.

The property further benefits from gas central heating and double glazing throughout.

OUTSIDE:

The property comes with one allocated parking space.



TOTAL FLOOR AREA:
665 sq. ft (61.8 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All mains services. There is an annual service charge of £534.

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