



Connells

Great Stour Mews
Canterbury



Property Description

This spacious four bedroom penthouse apartment in Great Stour Mews offers practicality and space in the heart of Canterbury. The property boasts views of the River Stour, conveniently located within walking distance of Canterbury High Street and all local amenities.

The spacious living area features floor-to-ceiling windows, flooding the space with natural light, perfect for relaxing or entertaining.

The sleek, modern kitchen/diner is fully equipped with integrated appliances, with a separate utility room. The dining area also has added character with a vaulted ceiling.

Four generous bedrooms including a master with ensuite, Also a second bedroom with ensuite.

The apartment benefits from a family bathroom, beautiful wooden flooring throughout, two Juliet balconies, a full balcony overlooking the River Stour, extensive storage and allocated parking.

Situated within walking distance of Canterbury city centre, Canterbury West station, and riverside walks, this rare offering combines space, style, and convenience. Ideal for professionals, families, or investors.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Entrance Hall

21' 3" max x 10' 8" max (6.48m max x 3.25m max)

Living Room

19' x 16' (5.79m x 4.88m)

Kitchen Diner

29' 9" x 25' 1" (9.07m x 7.65m)

Kitchen Area

14' 2" x 13' 11" (4.32m x 4.24m)

Dining Area

15' 5" x 11' 2" (4.70m x 3.40m)

Utility Room

5' 7" x 5' 5" (1.70m x 1.65m)

Bedroom One

15' 5" x 11' (4.70m x 3.35m)

En-Suite

6' 1" x 5' 2" (1.85m x 1.57m)

Bedroom Two

15' 4" Max x 14' Max (4.67m Max x 4.27m Max)

En-Suite

6' 3" x 3' 6" (1.91m x 1.07m)

Bedroom Three

17' 6" x 10' (5.33m x 3.05m)

Bedroom Four

10' x 10' Max (3.05m x 3.05m Max)

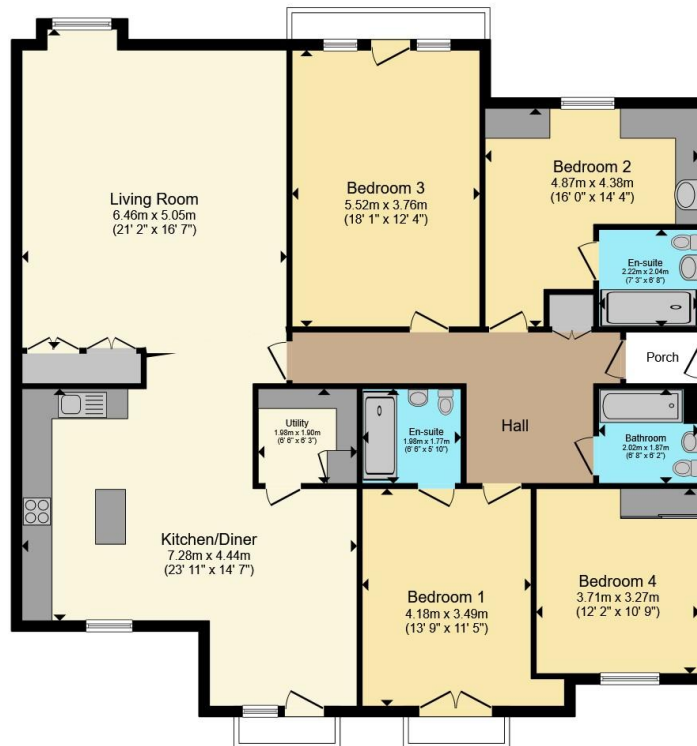
Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)









Total floor area 163.5 m² (1,760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

directions to this property:

From the Wincheap roundabout take the 4th exit onto the Rheims Way/A290. Keep right remaining on the Rheims Way. At the St. Peters roundabout take the 3rd exit onto Old Watling Street. Turn right onto Tannery Way and Great Stour Mews will be found on the left.

EPC Rating: C

Council Tax
Band: F

Service Charge:
2126.20

Ground Rent:
381.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY405931

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY405931 - 0015