



**Connells**

Marlowe Place Dover Street  
Canterbury



### Property Description

This spacious, two bedroom apartment is offered to the market chain free and is conveniently positioned for access in to Canterbury City centre and transport links. Canterbury East train station is easily accessible with regular high speed services to London along with the main bus station with other routes to Dover, Ashford and beyond.

The property is well presented and provides open plan living within the lounge, dining room and modern kitchen. There are two double bedrooms, both with built in wardrobe space. There is a family bathroom with matching suite including bath, WC and wash hand basin.

The property would make an ideal first time buy or investment and viewings are available on request.



## Entrance Hallway

## Lounge / Kitchen / Dining Room

19' 3" Max x 15' 5" Max ( 5.87m Max x 4.70m Max )

## Bedroom One

14' 6" x 10' 5" ( 4.42m x 3.17m )

## Bedroom Two

12' 4" x 9' 1" ( 3.76m x 2.77m )

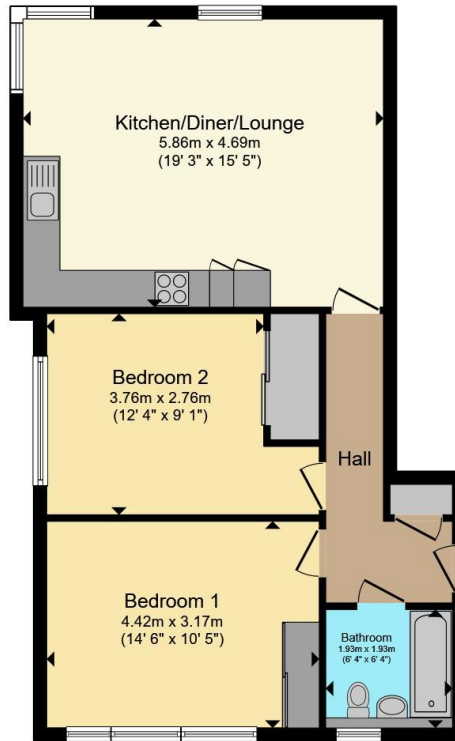
## Bathroom

Bath, WC and wash hand basin









Total floor area 69.4 m<sup>2</sup> (747 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](http://www.propertybox.io)



To view this property please contact Connells on

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: B

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY407195](http://connells.co.uk/Property/CBY407195)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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