



**Connells**

Mulberry Court  
Canterbury





### Property Description

Connells are pleased to be offering this one bedroom, second floor retirement flat situated within the city walls. The property backs onto the River Stour and benefits from lounge, fitted kitchen, bathroom. There is a communal lounge, kitchenette, laundry and guest room. To the outside there is a shared patio area overlooking the river and residents/visitors parking. The property also benefits from a security system. For over 65's only.

An estimate for the extension of the lease by a further 60 years is available for inspection

### Lounge

17' 2" x 11' 3" ( 5.23m x 3.43m )

### Kitchen

8' 6" x 5' 4" ( 2.59m x 1.63m )

### Bedroom One

14' 6" x 8' 4" ( 4.42m x 2.54m )

### Bathroom

6' 6" x 5' 2" ( 1.98m x 1.57m )

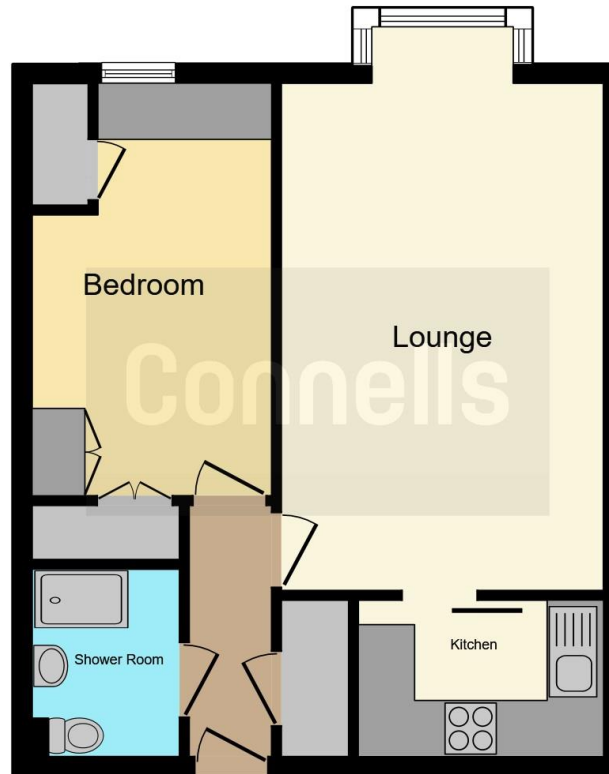












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 3516.16

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY406432](http://connells.co.uk/Property/CBY406432)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1988. 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.



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Property Ref: CBY406432 - 0011