



**Connells**

Rheims Court  
Canterbury



### Property Description

Discover this very spacious, two-bedroom apartment located in the desirable Rheims Court development in Canterbury. The block is conveniently positioned within walking distance of Canterbury City centre and main line train station with high speed links to London.

The property features a bright and airy open-plan living area that seamlessly combines the lounge and dining space, providing an ideal setting for relaxing or entertaining guests. Large windows and a door leading out to a private balcony, offering outdoor space to enjoy the fresh air and views of the surrounding area.

The kitchen is equipped with ample storage and worktop space. The two bedrooms are well-sized, with the master bedroom benefitting from built-in wardrobes. The family bathroom is modern and fitted with quality fixtures.

Additional highlights include allocated parking, secure entry, and well-maintained communal grounds. Sold with no onward chain and ready to view.



## Hallway

## Lounge Dining Room

18' 11" Max x 16' 9" Max ( 5.77m Max x 5.11m Max )

## Kitchen

9' 2" x 7' 1" ( 2.79m x 2.16m )

## Bedroom One

16' 3" x 9' 7" ( 4.95m x 2.92m )

## Bedroom Two

11' 7" x 6' 9" ( 3.53m x 2.06m )

## Bathroom









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

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax  
 Band: D

Service Charge:  
 1954.84

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBY406484](http://connells.co.uk/Property/CBY406484)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1996. 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.

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