



Charles Bainbridge



Flat 2, 2 Marlowe Avenue,  
Canterbury, Kent, CT1 2QN

£225,000









An individual first floor flat set in an attractive period building in the heart of Canterbury City centre near the Dane John Park and pedestrianised shopping areas. From the ground floor is a private door into Flat 2 accessing the hall from which the staircase rises to the first floor and there is also a door providing access to the rear courtyard. On the first floor the accommodation includes a landing with a storage cupboard housing a wall-mounted Vaillant gas fired boiler providing heating and hot water. There is a sitting/dining room to the front adjacent to which is the kitchen fitted with a range of wall, drawer and floor units and incorporating an integral oven and hob. There are two double bedrooms, one to the side and one to the rear and a bathroom including an enclosed walk-in shower, w.c and wash basin. The property has bespoke timber double glazed sliding sash windows to the front and side.

Externally there is a paved rear courtyard providing a seating/entertaining area. The property also enjoys its own allocated parking space to the rear at the end of the private pathway.

The property is set in the heart of central Canterbury with easy access to the extensive amenities including a wide range of shops, restaurants, recreational facilities, schools, colleges and universities. The Cathedral and the Marlowe Theatre are both easily accessible. Canterbury West Station provides regular High-Speed services to London St. Pancras with a journey time of approximately 55 minutes.

Services: All mains services are understood to be connected to the property.

Tenure: Leasehold with a share of the freehold between Flats 1 & 2. A company owns the freehold and each of the leaseholders have an equal 50% share in the company.

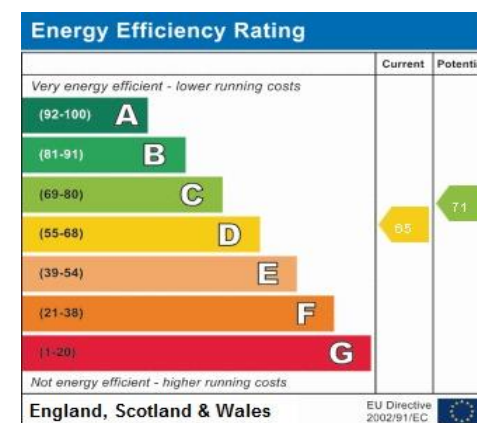
Lease term: 125 years from 25 December 1994

Service charge: Bills paid as and when required and split between Flat 1 & 2.

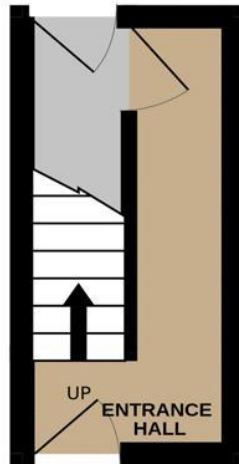
Council Tax Band: B

Local Authority: Canterbury City Council, Council Offices, Military Road,  
Canterbury, Kent, CT1 1YW.

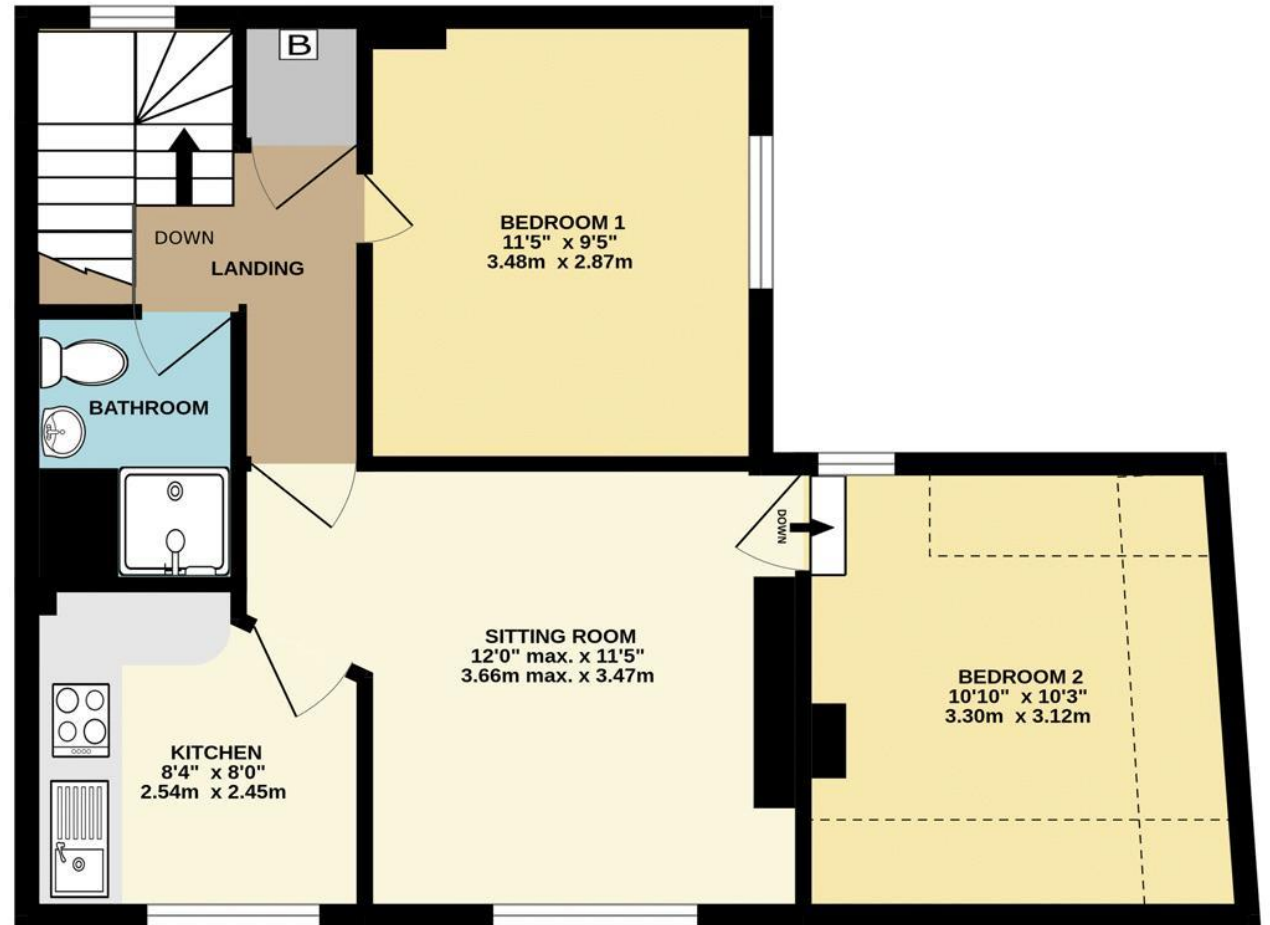
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
55 sq.ft. (5.2 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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