

Marlowe Avenue, Canterbury, CT1 2QN

£850 Per Month



Marlowe Avenue

Canterbury CT1 2QN

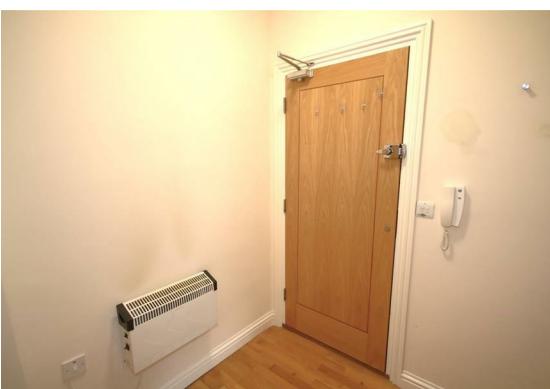
Nestled in the charming area of Heritage House, Marlowe Avenue, Canterbury, this delightful one-bedroom apartment offers a perfect blend of modern living and comfort. Built in 2008, this property provides ample space for a single occupant or a couple seeking a cosy home.

Upon entering, you are greeted by a welcoming entrance hallway that leads seamlessly into an open-plan kitchen and sitting room. This layout is ideal for those who enjoy entertaining or simply wish to make the most of their living space. The kitchen is well-equipped, making it easy to prepare meals while remaining connected to the living area.

The property features a well-appointed shower room, designed for both convenience and style. The double bedroom is a tranquil retreat, offering a peaceful space to unwind after a long day. With its thoughtful design and modern finishes, this home is ready for you to move in and make it your own.

Located in the vibrant city of Canterbury, residents will benefit from a wealth of local amenities, including shops, restaurants, and excellent transport links. This property is perfect for those looking to enjoy the best of city living while residing in a comfortable and contemporary home. Don't miss the opportunity to view this charming property on Heritage House, Marlowe Avenue, where modern living meets convenience.

Council Tax Band: C





Rent £850 PCM - EXCLUSIVE of Council Tax, Electricity and Water Charges

Deposit £980 (equal to 5 weeks rent)
This can be paid anytime until your tenancy begins (EXCLUDING Holding Deposit)

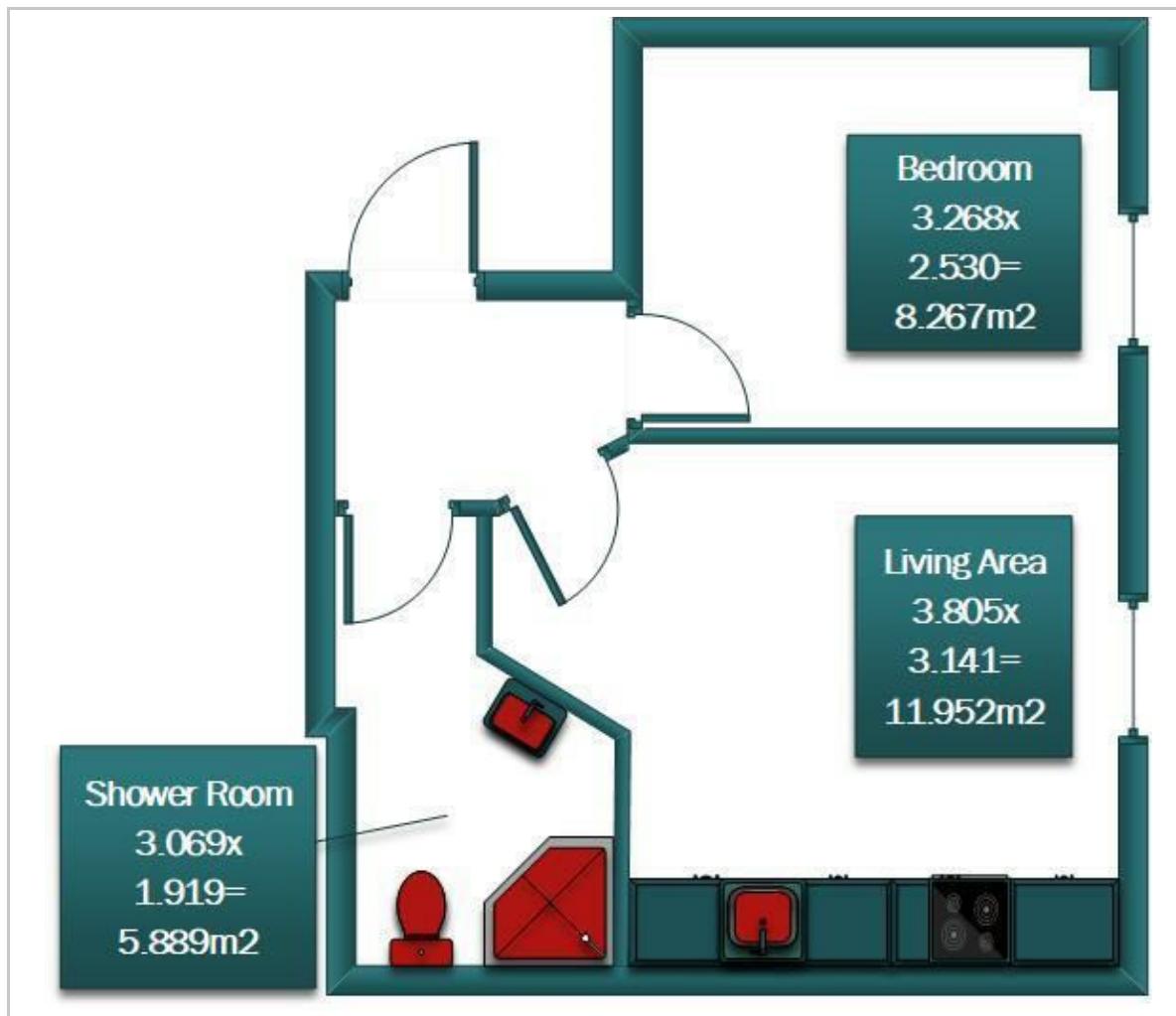
Available Now
Unfurnished

No parking with the property, parking will be via Canterbury City Council parking permit.

No pets permitted

Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options

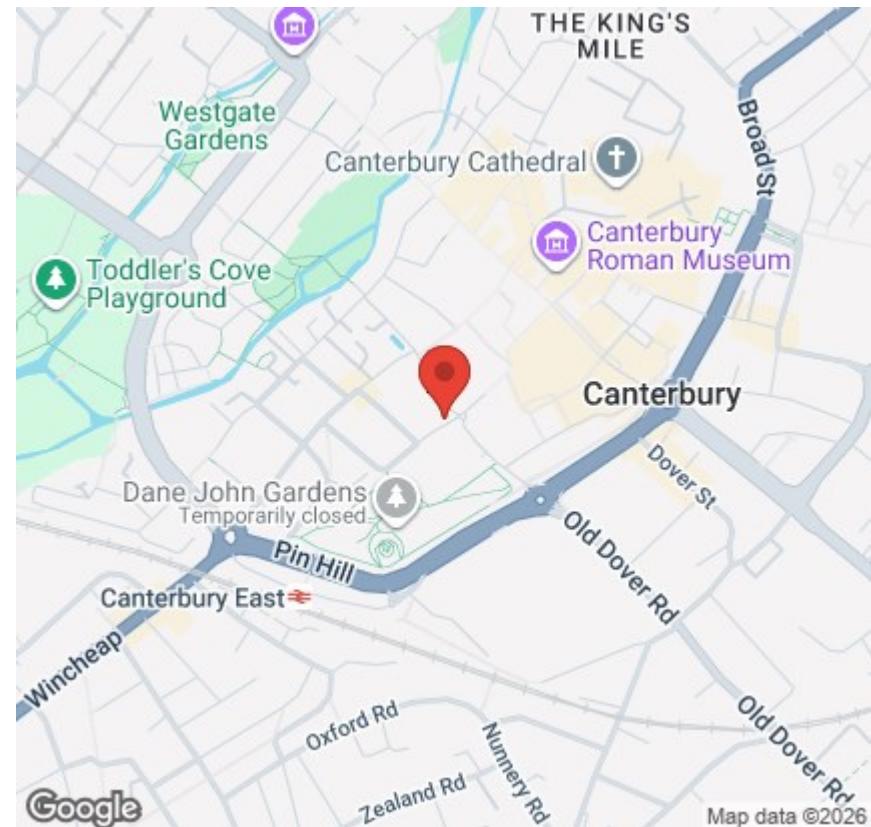
Floor Plan



Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-58) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-58) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.