



2 Marlowe Court, King Street, Canterbury, Kent, CT1 2AL

£995 PCM

- Central Location
- Light & Airy Accommodation
- Close to Marlowe Theatre
- Underfloor Heating

## 2 Marlowe Court, Canterbury CT1 2AL

Caxtons are delighted to offer this unfurnished first floor apartment in a well maintained block ideally situated for town centre and recreational facilities. The good size airy lounge and kitchen area boasts a large picture window with attractive views of the nearby Cathedral. Modern fitted kitchen with integral white goods including dishwasher. Fitted shower room tiled from floor to ceiling. Double glazed windows throughout. Underfloor heating. The Double bedroom has a built in wardrobe.

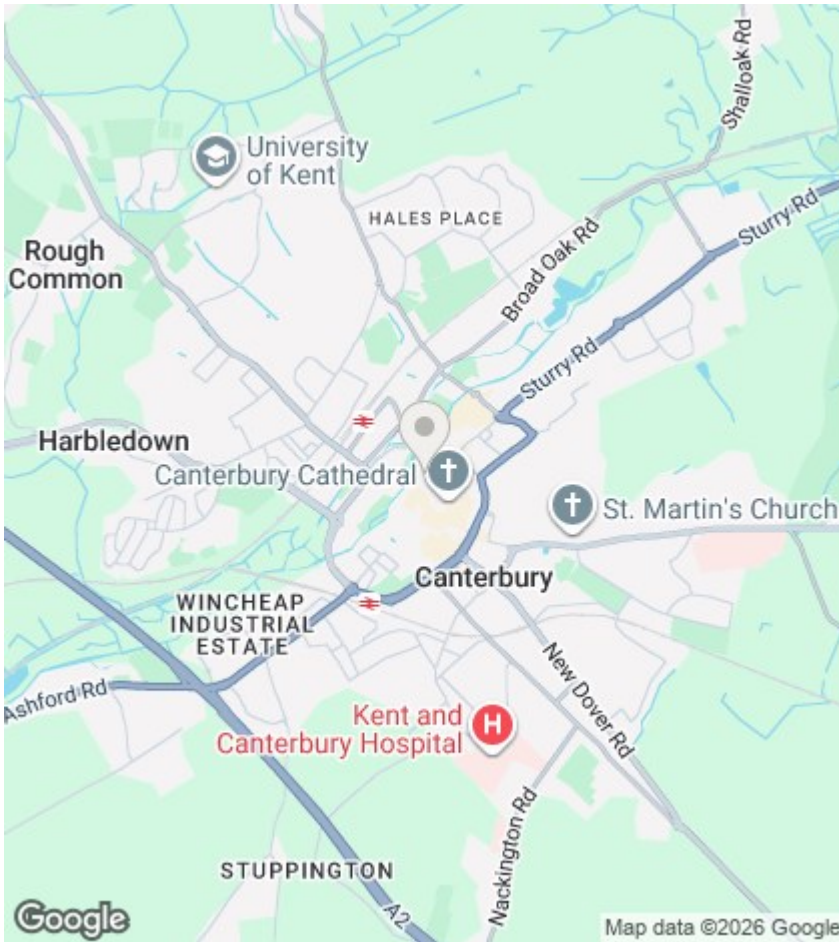
Situated in a quiet location in the heart of the City, this property is ideal for working professionals or mature post graduate students. Both East and West train stations are within easy walking distance. Council Tax Band B. Sorry, no pets, smokers, under graduate students, or children.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	