



Mercery Court, a Mercery Lane, Canterbury

Guide Price £425,000 Leasehold

2 bedroom apartment for sale

Description

Nestled in the pedestrianised centre of Canterbury's conservation area is the luxury two bedroom duplex apartment. Beautifully finished and has a city garden with Canterbury Cathedral as it's backdrop. You enter the property through a historic oak entrance door with antique iron fittings, this will lead into a well decorated communal area complete with Christys carpets and feature oak beamed ceilings.

Once inside this luxurious home you will find only the very best, there is a prime grade lacquered oak floor downstairs and an individually designed contemporary white gloss kitchen, with a full range of Neff integrated appliances and black granite worksurfaces, there is also a Frankie Triflow tap with water filtration system, the LED under cupboard lighting changes to suit your mood. The living space is a great size, with a shuttered bay window, letting in loads of sunlight and with the original windows still in place. Upstairs there are two double bedrooms, the master bedroom has a fitted wardrobe and a full en-suite bathroom which is fully tiled with wall hung WC and motion controlled LED mirror. There is also a seperate shower room too with an equal quality finish. This property was the former show flat and has the benefit of a huge loft space, which is ideal for storage and makes it unique in the building.

The huge City garden is made up from a lovely roof terrace with a range of plants and shrubs in well stocked planters and the views of the Cathedral and historic roof tops are truly stunning.

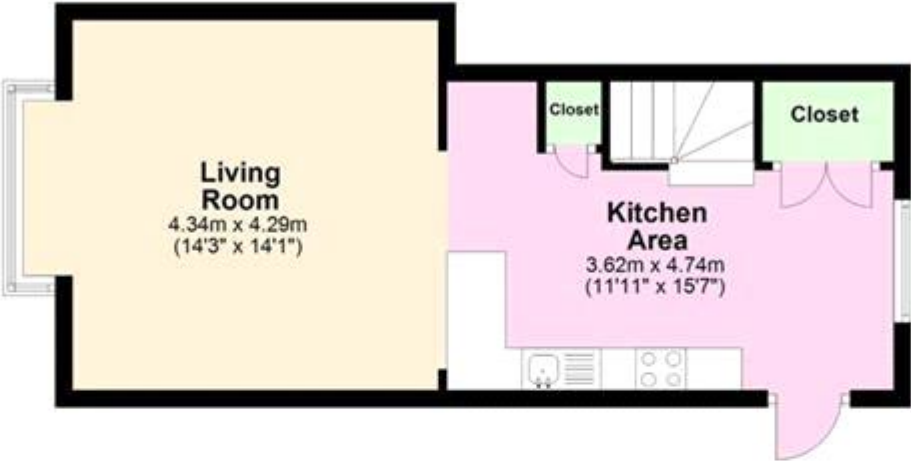
VIEWING HIGHLY RECOMMENDED



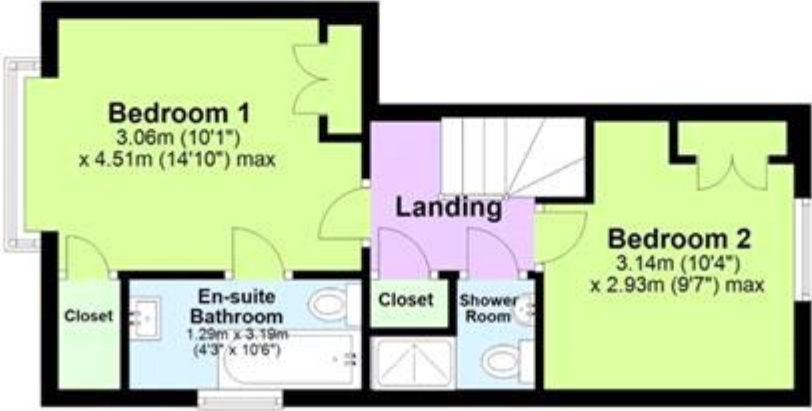
Tenure

Leasehold

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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