



# Flat 4 The Buttermarket, 16 Mercery Lane, Canterbury, Kent, CT1 2JJ



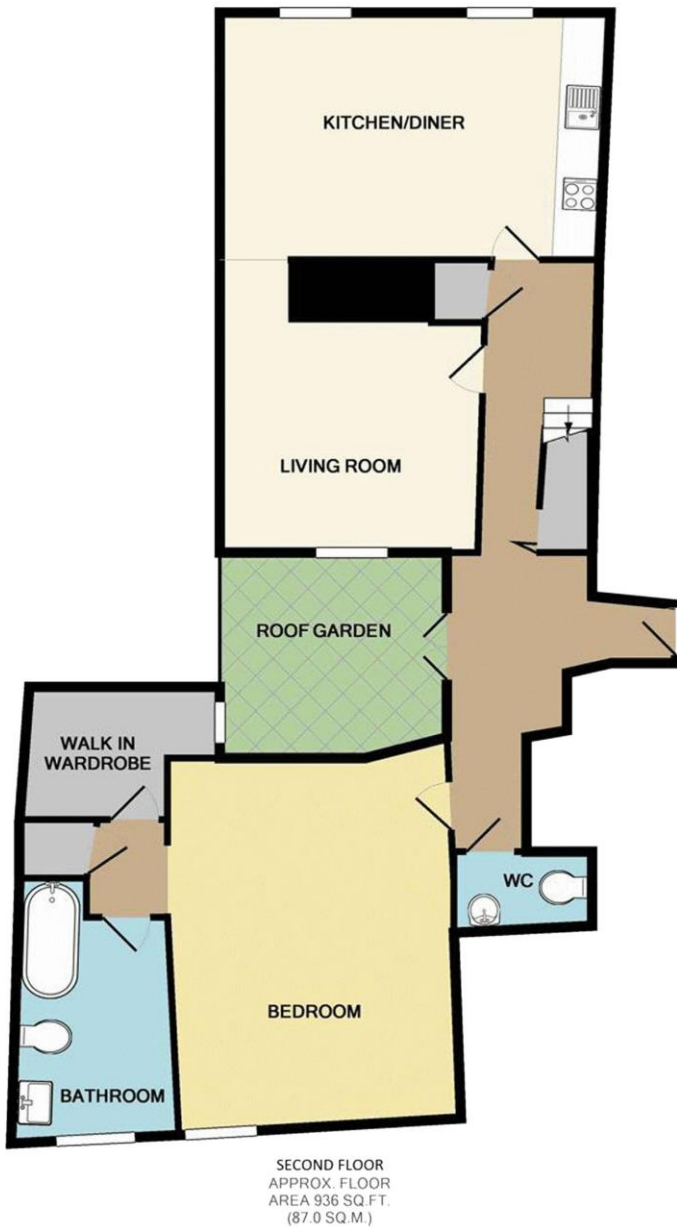
A stunning split-level apartment with a roof garden set in the very heart of Canterbury City centre. The property forms part of an impressive conversion of a historic Grade II listed building with atmospheric and practical accommodation boasting a wealth of exposed timbers with an attractive specification. On the lower level is a large kitchen/dining room with an integral range of appliances and direct access to the sitting room. From the entrance hall double doors open to the roof garden providing a lovely private exterior space for seating and eating out. The master bedroom suite includes a large bedroom with an impressive vaulted ceiling, attractively fitted ensuite bathroom and adjoining walk-in wardrobe. On the upper floor is a second bedroom with a built-in wardrobe and separate bathroom including a bath and walk-in shower.

The property is set in The Buttermarket, directly opposite the Christchurch Gates to Canterbury Cathedral and near to all the main shopping areas. The property has easy access to the extensive amenities including a wide range of shops, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having High-Speed services to London St. Pancras with a journey time of approx. 55 mins.

£1,500 pcm  
Unfurnished







**TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2014

Council Tax Band: D

Available now

No pets. No smokers

Security Deposit £1730

One month's rent in advance

£346 (One week's rent) to reserve the property - terms and conditions apply

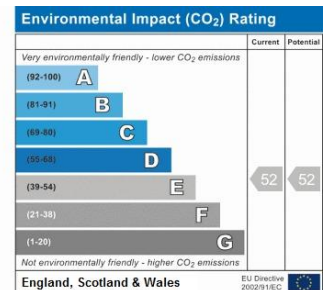
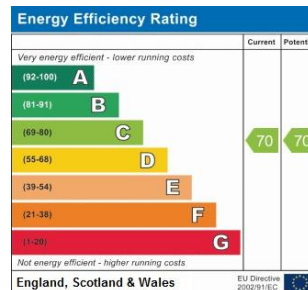
Managed by TBC

We would be pleased to arrange a viewing by appointment; simply call

01227 780227

or email

lettings@charlesbainbridge.com











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.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS  
01227 780227  
lettings@charlesbainbridge.com  
charlesbainbridge.com