



The Merchants Store
Canterbury | Kent



The Merchants Store

Station Road West - CT2 8AN

Asking Price £270,000

Sold STC

First floor spacious apartment located opposite Canterbury West train station, with Cathedral views from the living room and gated allocated parking.

- Gated allocated parking
- Directly opposite Canterbury West train station
- Within 0.2 miles of The Pound, The Bishops Finger Pub and the Falstaff Hotel & Bar
- 2 double bedrooms both with fitted wardrobes & 2 bathrooms
- First floor apartment
- Dual aspect master bedroom with en suite and dressing area
- Cathedral views from living room
- No chain

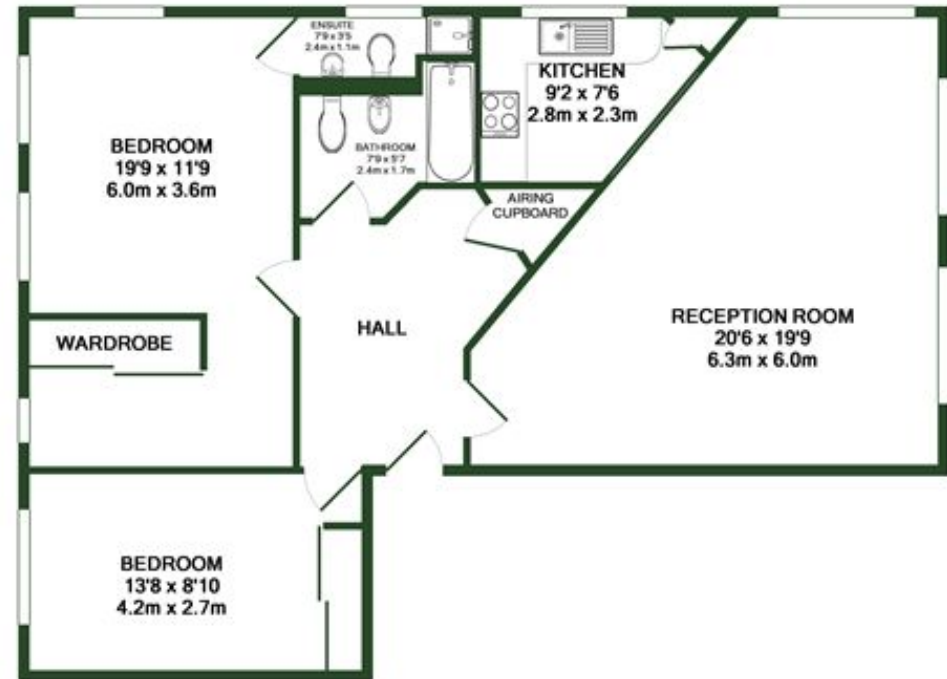


The Property

This converted first floor apartment is located opposite Canterbury West train station and has Cathedral views from the living room. The welcoming entrance hallway has a large storage cupboard with plumbing for a washing machine. The large dual aspect living room measures 20 ft. by 19 ft. and has a feeling of light and space from the high ceilings and large windows. The kitchen is just off the living room has plenty of floor and wall units for storage, a built in electric hob with oven below and space for a dishwasher and freestanding fridge freezer. The spacious dual aspect master bedroom comes with wooden shutters a separate dressing area which has a large mirrored fitted wardrobe and a shower en suite. The second bedroom is also a spacious double with wooden shutters and a large fitted mirrored wardrobe. Completing the apartment is the bathroom with tiled walls a bath with shower over, a heated towel rail, a vanity cupboard, a basin and W.C. The apartment comes with a gated allocated parking space located at the rear of the building.

Location

The property is located in the heart of the popular St Dunstan's area and is directly opposite Canterbury West train station which has the high speed service that takes you to London St Pancras in under an hour. St Dunstan's has become a vibrant area of Canterbury and has a Sainsbury's local, a Butchers, an international greengrocer and a selection of Cafe's and independent shops. Within 0.2 miles of the property there is The Bishops Finger pub, The Falstaff Inn and The Pound. The property is conveniently located for anyone one working at the University Of Kent which is just a 1.2 miles walk away. The historic city centre located through the Westgate Towers has an array of shops and boutiques, along with fine dining and restaurants serving dishes from across the globe. The Marlowe Theatre attracts acts from around the world and the Cathedral which is a world heritage site completes Canterbury's unique experience.



TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 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.
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PROPERTY INFORMATION

Tenure

The property is leasehold offered with vacant possession upon completion.

Local Authority

Canterbury City Council 01227 862 000. Kent County Council 0845 247 247.

Council Tax

To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands

Services

Mains water, drainage and electricity

DIRECTIONS

From junction 7 of the M2 at the roundabout take the 4th exit onto Boughton Bypass (A2) then continue to follow the A2. Take the exit towards Canterbury/Harbledown (A28) then merge onto the A2050. At the roundabout take the first exit on to London Road and continue along London Road. At the mini roundabout take the second exit onto St Dunstons Street/ A290 and at the next mini roundabout take the first left turn onto Station Road West. The entrance to the apartment will be on your right hand side opposite Canterbury West train station.

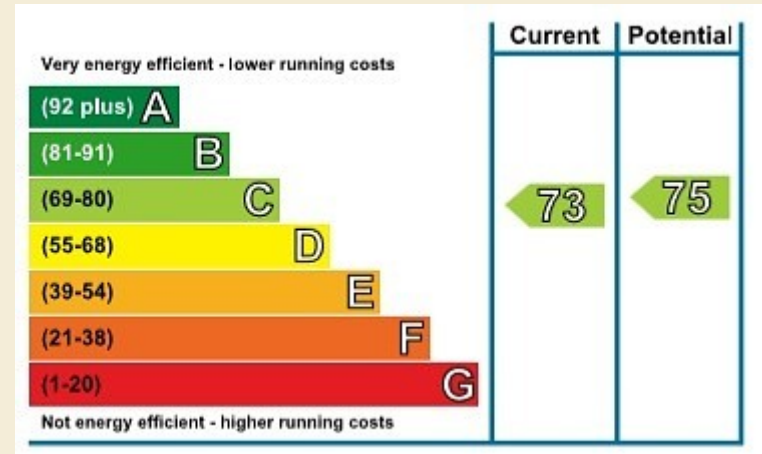
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