



Flat 6, The Merchant Store Station Road West, Canterbury
£495,000



Flat 6

The Merchant Store Station Road West,
Canterbury

Miles and Barr are delighted to offer to the market this stunning three bedroom ground floor apartment, immaculately presented throughout with its own gated parking. The Merchant Store is a striking building that has been stunningly converted to provide unique accommodation with an abundance of character and charm. Situated directly opposite Canterbury West Station with high speed links to London St Pancras this is the perfect home for those needing to commute. Also located at St Dunstons with it's array of bustling independent shops, restaurants and bars, and short walks into the city centre. As you enter the front door from the communal hall you will be greeted by the entrance hall with engineered oak flooring, and is the main hub leading you to all of the important rooms. The living room space which really does provide the wow factor with its open plan style and cathedral views. The newly fitted kitchen area has all modern integrated appliances with grey gloss units and quartz worktops. You will find two double bedrooms and a single bedroom or study, with the master bedroom benefiting from an en suite shower room. The family bathroom and en suite have been recently upgraded making this home ready to move into. Please call Miles and Barr as the sole agent to arrange all viewings on this lovely unique home, this is not one to miss.

Tenure: Leasehold

- Directly Opposite Canterbury West Station
- Short Walk To City Centre
- Immaculately Presented Throughout
- Cathedral Views From Living Room
- Viewing Recommended





Entrance

Entrance Hall

Lounge

Dimensions: 6.17m x 6.22m (20'03 x 20'05).

Kitchen

Dimensions: 2.84m x 2.46m (9'04 x 8'01).

Bedroom One

Dimensions: 3.30m x 3.81m (10'10 x 12'06).

En Suite

Dimensions: 2.11m x 1.50m (6'11 x 4'11).

Bedroom Two

Dimensions: 3.81m x 2.44m (12'06 x 8).

Bedroom Three

Dimensions: 2.57m x 2.26m (8'05 x 7'05).

Bathroom

Dimensions: 1.65m x 2.18m (5'05 x 7'02).

Exterior

Gated Parking





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure