



2 Mercery Court, Mercery Lane, Canterbury, Kent, CT1 2JJ

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£375,000 Leasehold

A beautifully presented two double bedroom split level, first floor apartment with access to a stunning roof top garden with views of Canterbury Cathedral. The apartment has high ceilings and large windows allowing abundant amounts of natural light to fill all the rooms.

On entry to the apartment the generous hallway leads through to the open plan fitted kitchen and reception room. Stunning leaded bay windows offer views overlooking the High Street.

On the second floor there are two double bedrooms, one with a bay window to front and built-in wardrobes and modern fitted en-suite bathroom. The second bedroom has built-in wardrobes and overlooks the roof terrace. There is also a Shower room.

Mercery Court is in the heart of Canterbury's characterful city centre and is situated between the Cathedral and the High Street with easy access to Canterbury Christchurch and Kent Universities, Canterbury East Railway Station is 0.6 miles away from the property and Canterbury West station has the HS1 link is 0.5 miles where you can commute into London in less than one hour.

The accommodation comprises:

Entrance Hall - Built-in cupboard with state-of-the-art Worcester gas boiler and Home Hub, single glazed window with wooden shutters, inset lighting, engineered oak flooring, radiator.

Kitchen - Range of white high gloss wall and base units, black granite worktops, bowl ½ sink with mixer tap, drainer, and waste disposal. Integrated Neff appliances to include dishwasher, electric fan oven, built-in microwave, gas hob, extractor hood and wine cooler. Free standing Neff fridge/freezer. Under worktop lighting with colour change to suit your mood. Under stairs storage cupboard housing LG washer/dryer. Inset lightning, Engineered oak flooring.

Lounge - Engineered oak flooring, single glazed window with wooden shutters and window seat, inset lighting and radiator.

Stairs Leading To 2nd Floor - Large loft with pull-down ladder for storage.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Master Bedroom - Built-in wardrobes, single glazed window with wooden shutters and window seat, inset lighting, light beige carpet, radiator.

En-Suite - White bathroom suite comprising bath with thermostatic shower and glass shower screen, sink with mixer tap, WC, storage cabinet, heated towel rail, tiled walls and floor, skylight.

Bedroom 2 with built in wardrobes.

Shower Room - Tiled walls and floor, built-in storage, Mosaic tiled shower cubicle with thermostatic shower with dual shower heads, WC.

Outside - There is a large, shared roof terrace with tables and chairs and bike storage. There is no parking at the property.

Lease: 125 years from 1st April 2009.

Ground Rent: £125 per year.

Service Charge: £2,487.32 per year.

We have been given the above information and we suggest the purchaser and their solicitor checks this information before exchange of contracts.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 7/9/26



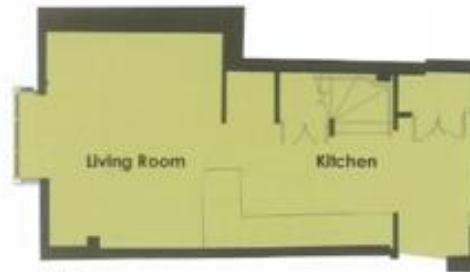
Mercery Court CANTERBURY

Apartment 2

Canterbury is a historic city with a rich heritage and a vibrant community. The city is home to many historic buildings and landmarks, including the Canterbury Cathedral. The city is also a major centre for commerce and industry, and is home to many large companies and businesses. The city is a great place to live, with a mix of historic and modern buildings, and a vibrant community.

	Feet	Metres
Kitchen/Living	28'7 x 14'7	8.8 x 4.5 excl bay window
Bedroom 1	12'4 x 10'	3.8 x 3.1 excl bay window
Ensuite	-	-
Bedroom 2	10'8 x 9'1	3.3 x 2.8
Shower Room	-	-
Total	778 sq ft	72 sq m

Not to scale. For identification purposes only.



1st floor



2nd floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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