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GRAHAM  
JOHN  
MAKE LIFE SPECIAL

A sense of grandeur  
in marvellous Canterbury



# Embrace your style

in this wonderful  
apartment

## The Details

2 bedrooms  
Living room  
Dining room  
Kitchen  
Shower room  
Fireplaces  
Grade II listed

To immerse oneself in the joyous bustle of Canterbury City, to have a sense of grandeur to come home to and a place to entertain friends and family, all this drew the owners here.

Standing at one of these stunning windows looking out, the ceiling stretching away above to its nine foot four height (two point eight meters), it's easy to understand how the current owners fell in love with this home.

They were looking for somewhere that would allow them to enjoy the buzz of Canterbury, this stunning walled city that has three buildings inscribed on the UNESCO list of World Heritage Sites.

There is a passion for life that imbues the air of this stunning part of Kent. Amazing history, stunning architecture, narrow streets with jettied buildings leaning above, water ways threading through and majestic Canterbury Cathedral standing proudly on watch over it all.

Students from all over the country and around the world add their gaiety and vivacity to the streets, restaurants, shops, cafes, pubs, beautiful gardens and theatres.

It was to be immersed within this that was the primary goal, the secondary one was to have a home that would allow them to entertain friends and through the years this has been one of the joys of living here.



*Beautiful windows*



*Drawing light in*



A lovely space

'We did think about opening up the kitchen wall at first,' they tell us, 'but after living here a short while we realised the home works really well as is.' They did decide to change the bath, removing it and replacing it with a lovely rainfall shower, a delightful way to start or end a day. 'It's so much more practical for a busy working life'. Most people we talk with agree on the benefits of showers over baths, especially when getting ready for work.

Having a living room separate from the dining room is another huge benefit of living here, it provides a different dimension to how you spend your time, how you use space and fireplaces in both rooms provide focal points that, combined with the height of those ceilings, remind you this is somewhere special to be.

This is the middle one of three apartments in this Grade II Listed building, part of Canterbury's rich history in its own way.

**This home is available for viewing by appointment through Graham John Estate Agents.**

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**Email: [property@grahamjohn.com](mailto:property@grahamjohn.com)**

**[www.grahamjohn.com](http://www.grahamjohn.com)**







Room to entertain



Mirror your lifestyle



A place for something special



Compact and efficient

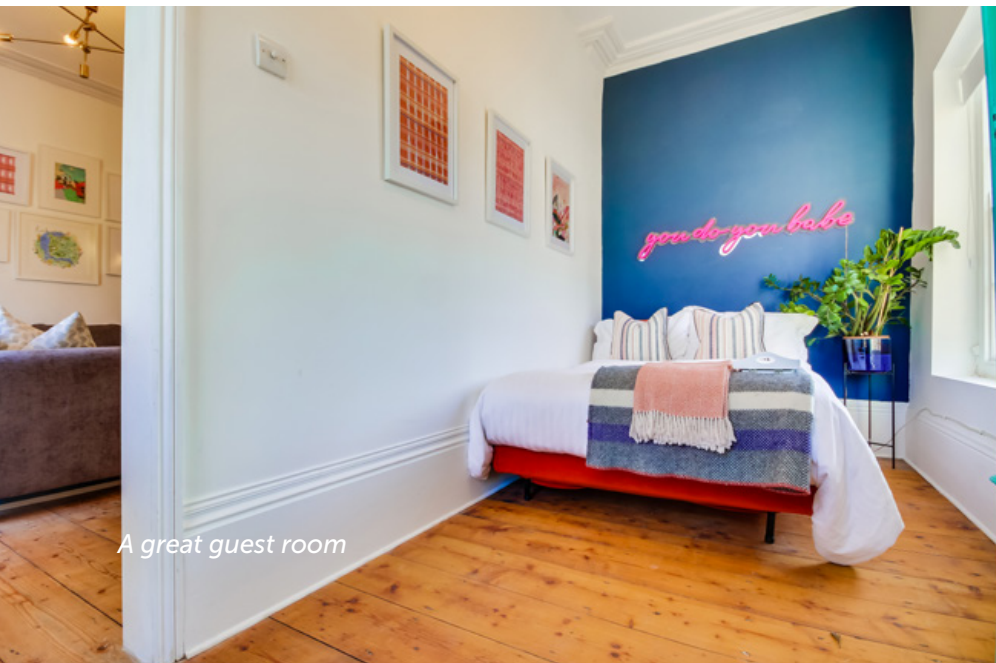
*The high ceilings and wall space provide a wonderful canvas for you to dress your home. Choosing colour, finding artwork, they are the things that add to the unique joy of life here.*

The two reception rooms provide a freedom to enjoy life in a way that isn't always possible in an apartment. Delightful floors, high ceilings, they all add to the charm and make this the perfect place from which to enjoy all that Canterbury offers.





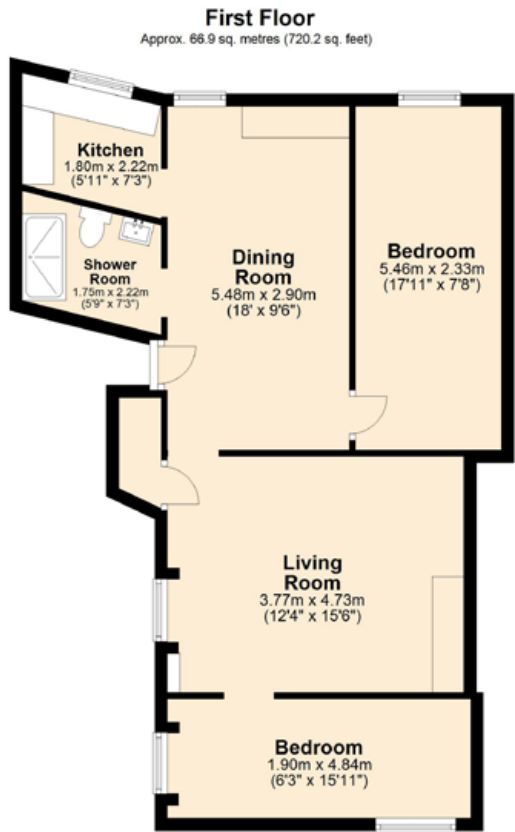
Supremely practical



A great guest room




The main bedroom



Total area: approx. 66.9 sq. metres (720.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using PlanUp.

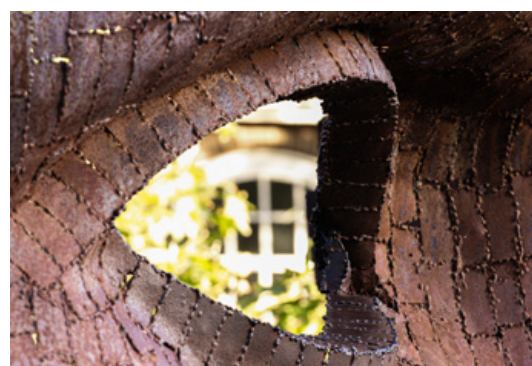
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Explore  
the city



*Take time to explore Canterbury and you will keep finding charming sights and places of delightful interest.*

The walled city of Canterbury has a rich history and wonderful links with literature. With a popular University and colleges around it has a bubbling life that fills the streets with tourists and students

from all around the world. Glorious Kentish countryside surrounds it and there is always something to do. Restaurants, cafes, boating upon waterways, nightlife, it is all here and this apartment puts you within easy reach of it all. ■

*A bustling city centre provides a wonderful lifestyle.*