



GUILDCREST ESTATES



46 Talavera Road, Canterbury CT1 1TQ



2



2



1

Talavera Road, Canterbury CT1
1TQ

Asking price £220,000

Welcome to this charming ground floor apartment located on Talavera Road in the city of Canterbury. This delightful property boasts its own private entrance, ensuring a sense of independence and comfort.

Upon entering, you will find a spacious open plan living area that seamlessly combines the kitchen and lounge to the left, creating an inviting space perfect for both relaxation and entertaining. The kitchen is equipped with built-in appliances, making it both functional and stylish.

The apartment features two generously sized double bedrooms, providing ample space. The master bedroom benefits from an en-suite bathroom, offering added convenience and privacy. In addition, there is a well-appointed family bathroom.

Situated just a short walk from the vibrant town centre, this property offers easy access to a variety of shops, cafes, and cultural attractions that Canterbury has to offer. Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to enjoy modern living in a historic setting.







GUILDCREST ESTATES

Key Features

- Ground floor apartment
- Own private entrance
- Two double bedrooms
- Short walk to town centre
- Allocated Parking

Important Information

Leasehold
Apartment
sq ft
Council Tax Band B
EPC Rating B

£220,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.