



GUILDCREST ESTATES



11 Connors Way, Canterbury CT1 1WB



2



2



1



GUILDCREST ESTATES

Connors Way, Canterbury CT1
1WB

Guide price £215,000

GUIDE PRICE £215,000 - £230,000

This beautifully presented, ground floor apartment on Connors Way is perfectly positioned in the vibrant city of Canterbury. Completed in 2021, this contemporary home combines modern design, quality finishes, and thoughtful features to create an exceptional living experience.

Benefiting from its own private entrance, you instantly feel the sense of privacy and independence this home offers. The spacious open-plan living area is enhanced by elegant LVT flooring, providing both style and practicality for everyday living.

The sleek, modern kitchen comes fully equipped with integrated appliances, ideal for both everyday cooking and entertaining guests.

The property offers two generous double bedrooms, each designed with comfort and relaxation in mind. The master bedroom benefits from its own en-suite bathroom, while a well-appointed family bathroom serves the rest of the home, providing convenience for residents and visitors alike.

Additional highlights include allocated parking for one car, a rare advantage in this sought-after location.

Immaculately maintained and ready to move into, this modern flat is a perfect choice for first-time buyers, professionals, or anyone seeking a stylish, low-maintenance home in historic Canterbury.

Kitchen / Dining Room

26'5 x 13'3 (8.04 x 4.03)





Living Room

Hallway

Bedroom 1

12'10 x 12'3 (3.91 x 3.73)

Bedroom 2

12'3 x 11'11 (3.74 x 3.62)

Bathroom



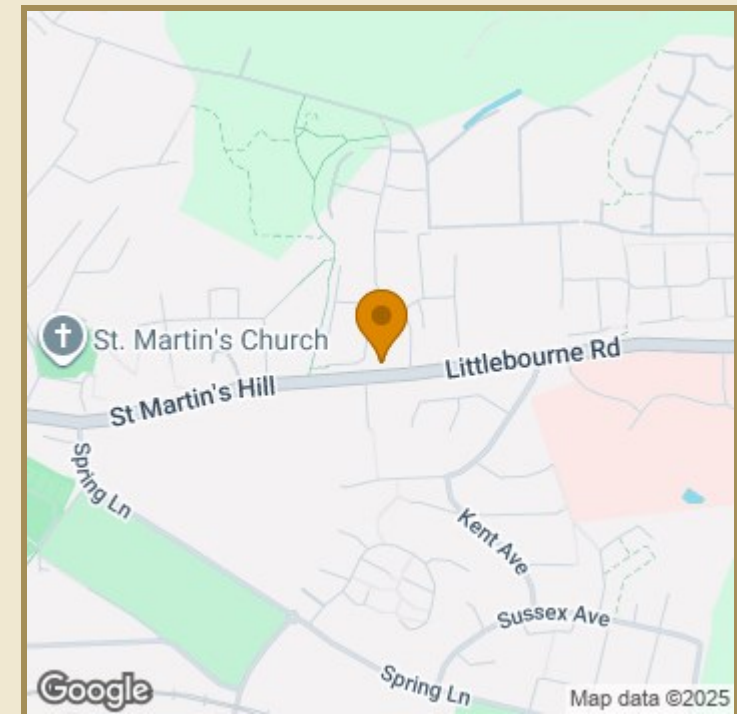
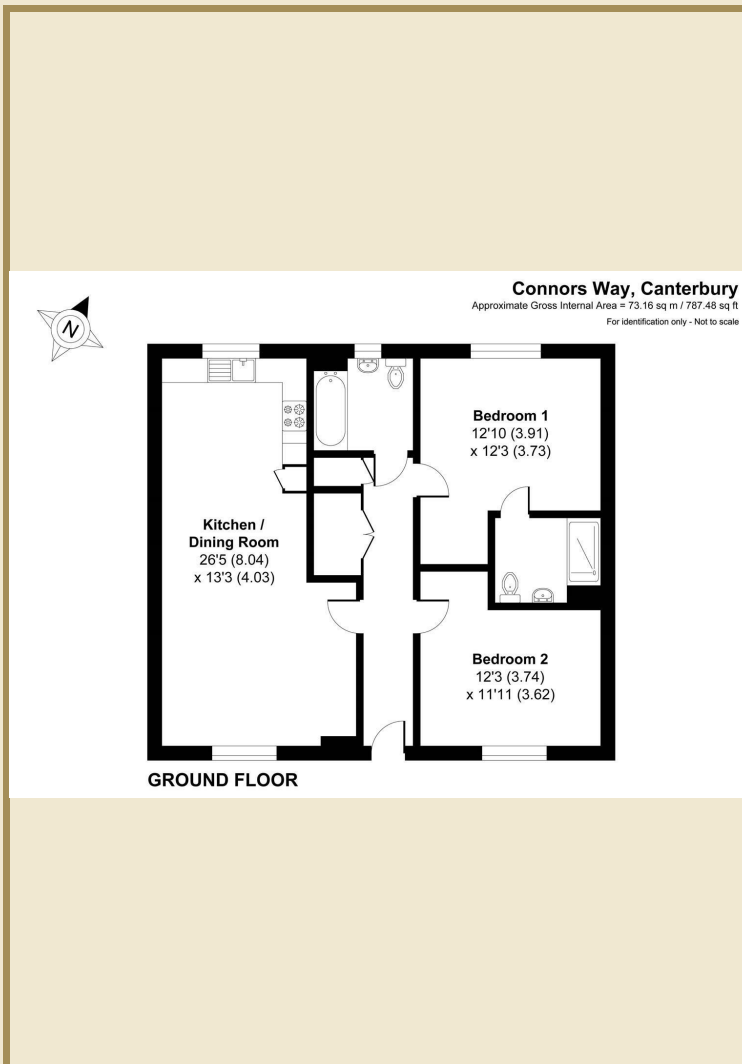
Key Features

- Own private entrance
- Two spacious double bedrooms
- En-suite and family bathroom
- Allocated parking space
- Open plan living area
- Modern integrated appliances
- Only 3 years old
- Stylish LVT flooring
- Short walk into City Centre

Important Information

Leasehold
 Flat
 746.00 sq ft
 Council Tax Band B
 EPC Rating B

£215,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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.