



GUILDCREST ESTATES



2 Kingsbridge Apartments High Street, Canterbury CT1 2AZ



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High Street, Canterbury CT1 2AZ

Offers in excess of £270,000

Located in the heart of Canterbury on the bustling High Street, this charming first floor apartment offers a unique blend of modern living and historic charm. The property boasts two well appointed bedrooms and a stylish bathroom, making it an ideal city property

The apartment features beautiful decor that enhances its inviting atmosphere. The open plan reception room is perfect for entertaining, while the integrated kitchen comes equipped with a dishwasher, fridge, washing machine, electric oven, and ceramic hob, ensuring convenience for everyday living.

Currently operating as a successful holiday let, this property generates an impressive annual turnover of approximately £40,000, presenting a fantastic business opportunity for savvy investors. Alternatively, it can serve as a delightful home for an owner occupier who wishes to enjoy the vibrant lifestyle that Canterbury has to offer.

The location is truly unbeatable, with Canterbury West Station just a short stroll away, providing excellent transport links. Additionally, residents will find themselves surrounded by a plethora of restaurants, shops, and cultural attractions, including the renowned Marlow Theatre, all within easy reach.





This apartment is not just a property; it is a lifestyle choice, offering both comfort and convenience in one of the UK's most historic cities. Whether you are looking to invest or to settle down, this delightful apartment is sure to impress.





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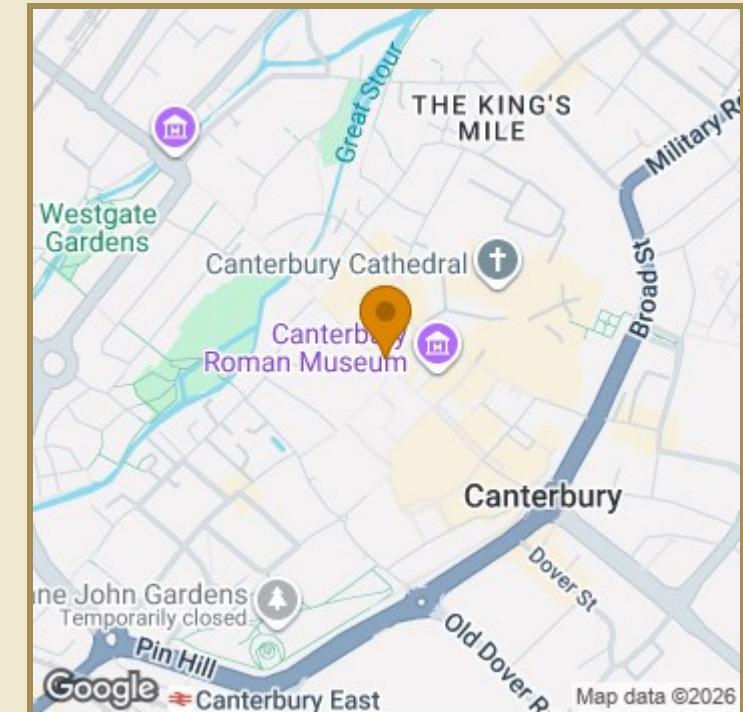
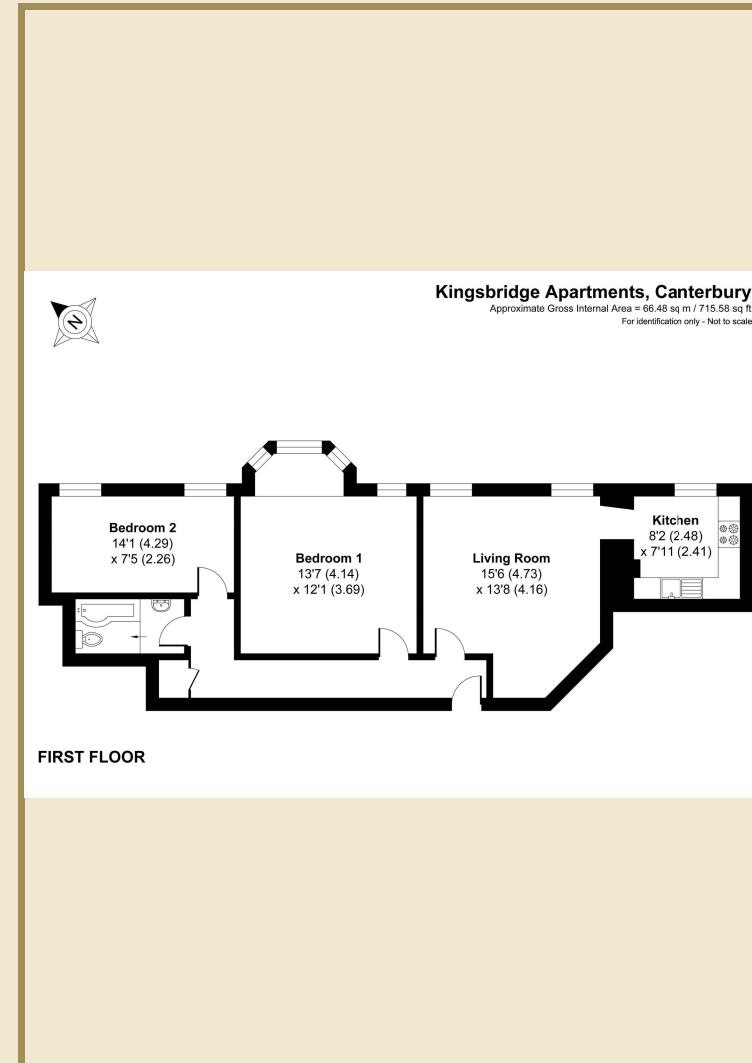
Key Features

- 2 bed first floor apartment
- Central city location
- Beautifully decorated
- Holiday let: £40k pa
- Integrated kitchen appliances
- Electric oven & hob
- Near Canterbury West station
- Close to Marlow Theatre
- Near shops & restaurants
- Great business opportunity

Important Information

Leasehold
Apartment
713.00 sq ft
Council Tax Band C
EPC Rating C

£270,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	79
(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	



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