



GUILDCREST ESTATES



12 Back Lane, Canterbury CT1 2FX





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£220,000

Located in the city of Canterbury, this delightful first-floor flat on Back Lane offers a perfect blend of modern living and convenience. Built in 2010, this new build property spans an impressive 657 square feet, providing ample space for comfortable living.

The flat features two generously sized bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The open-plan living area is designed to maximise light and space, with a lovely Juliette window in the lounge that invites the outside in, creating a bright and airy atmosphere.

The family bathroom is well-appointed, ensuring that all your needs are met. Additionally, a large storage cupboard in the hall offers practical solutions for keeping your living space tidy and organised.

One of the standout features of this property is its prime location. Just a five-minute walk from the bustling town centre, you will have easy access to a variety of shops, restaurants, and cultural attractions that Canterbury has to offer. Whether you are exploring the historic streets or enjoying a leisurely stroll along the River Stour, this flat provides the perfect base for your adventures.





Lease remaining 104years
Service Charge £2325.94 PA
Ground maintenance and gardening are 2
additional charges of £257.61 and £166.21
Leasehold





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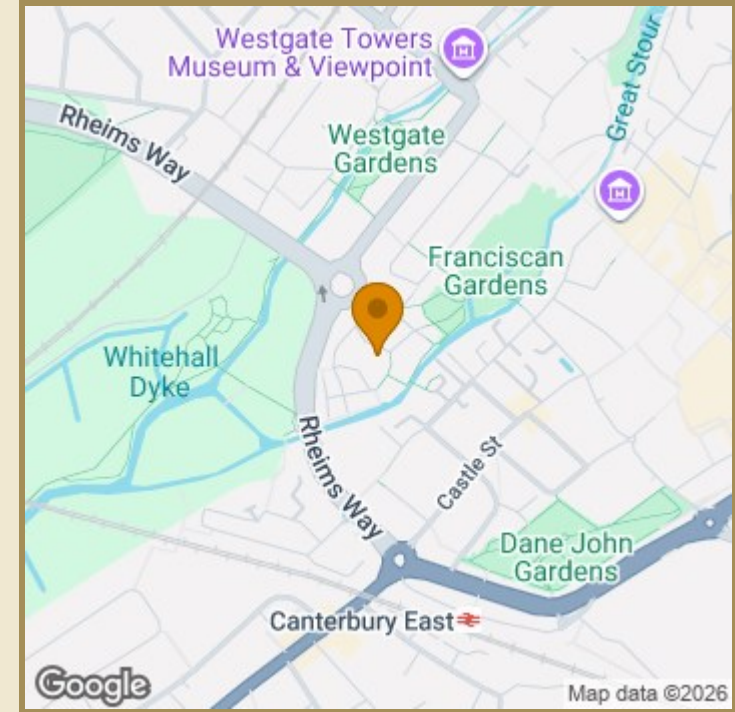
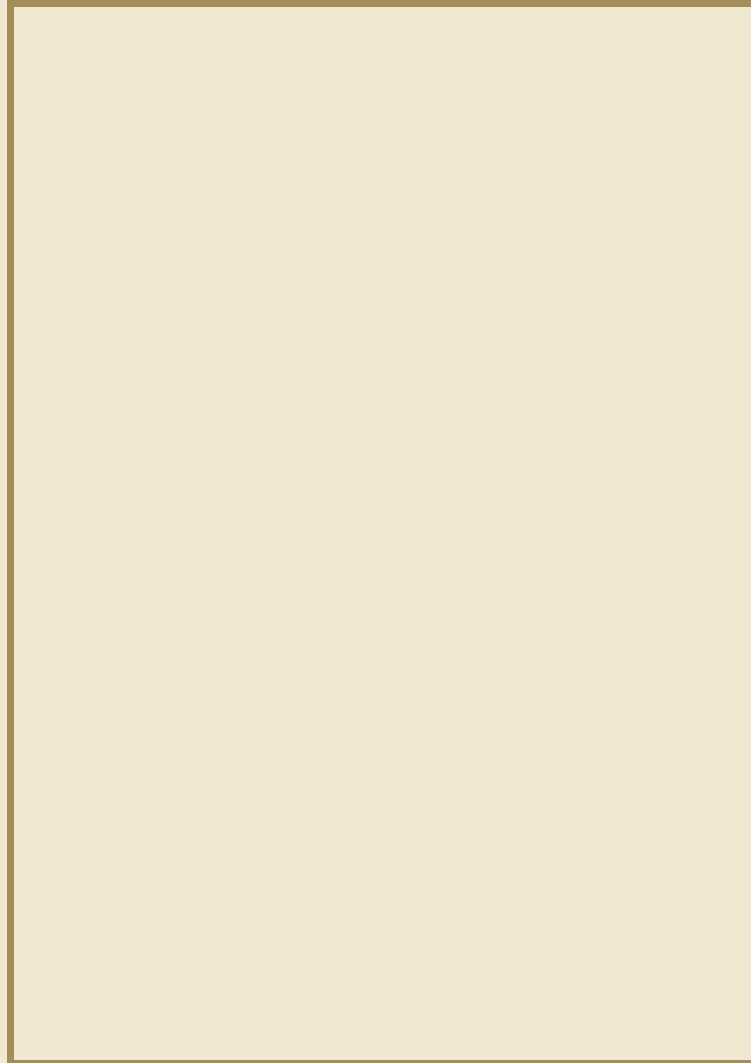
Key Features

- First floor apartment
- 2 generous size bedrooms
- Open plan living area
- 5 min walk to town
- New build from 2010

Important Information

Leasehold
 Flat
 656.60 sq ft
 Council Tax Band D
 EPC Rating D

£220,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
		66	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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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