



GUILDCREST ESTATES



18 Ripple Court Barton Mill Road, Canterbury CT1 1GN





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Barton Mill Road, Canterbury
CT1 1GN

Asking price £250,000

Located on Barton Mill Road, this well-presented second-floor apartment offers stylish, contemporary living within easy reach of Canterbury's vibrant city centre.

The property features two generously sized bedrooms, including a principal bedroom with built-in wardrobes and a modern en-suite shower room, making it well-suited to professionals, first-time buyers, or small families. A separate, well-appointed family bathroom adds further convenience.

At the heart of the home is a bright and spacious open-plan living/kitchen area, thoughtfully designed for modern lifestyles. The space is ideal for both relaxing and entertaining, with doors opening directly onto a private balcony, allowing natural light to flow in and providing a pleasant outdoor space to unwind and enjoy the surrounding outlook.

Additional benefits include lift access within the building and a designated parking space, a valuable feature in this sought-after location.

Ideally positioned just a short distance from Canterbury city centre, the property enjoys easy access to a wide range of shops, restaurants, and cultural amenities, as well as excellent transport links.







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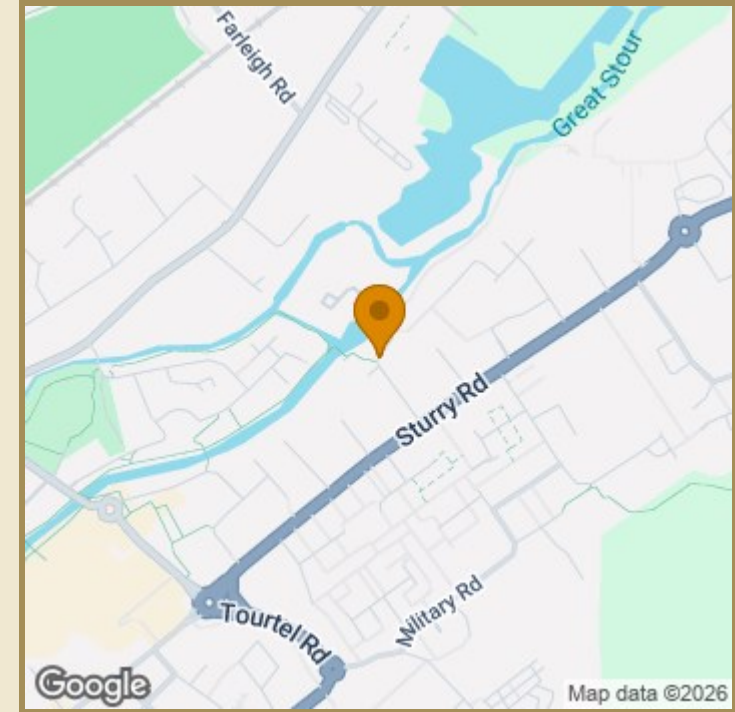
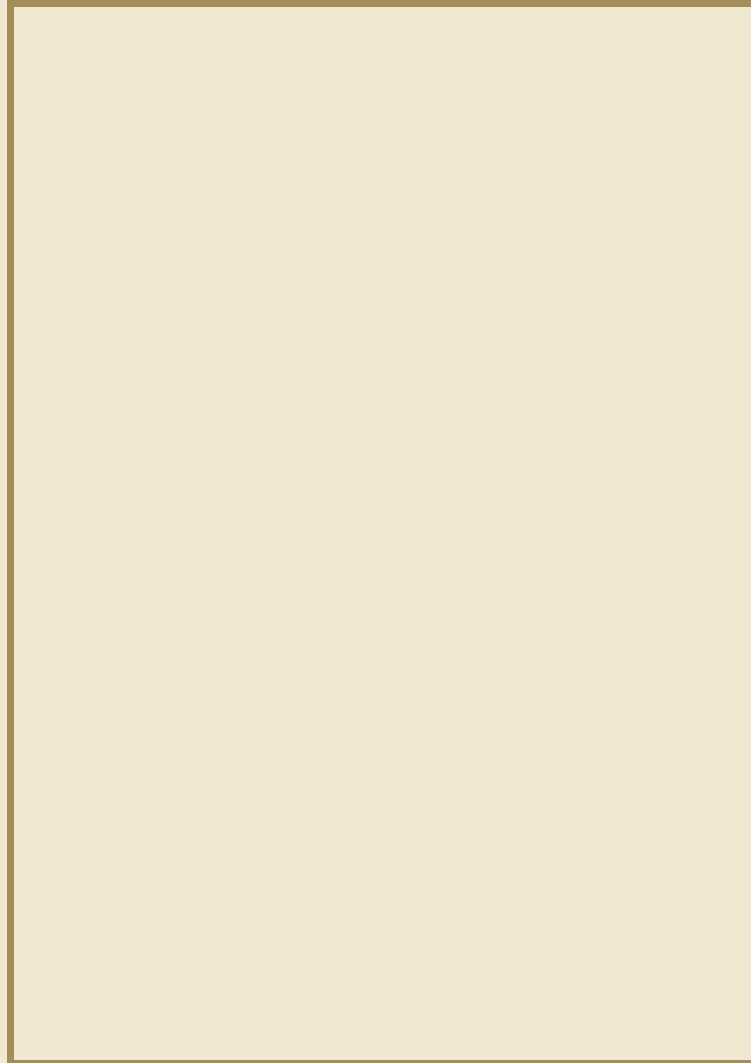
Key Features

- 2nd floor apartment
- Open plan living/kitchen
- Master bedroom with en-suite
- 2 spacious bedrooms
- Lift facilities available
- Close walk to town

Important Information

Leasehold - Share of Freehold
 Apartment
 sq ft
 Council Tax Band D
 EPC Rating C

£250,000



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			
		74	84
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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