



GUILDCREST ESTATES



26 Talavera Road, Canterbury CT1 1TQ



3



1



1



GUILDCREST ESTATES

Talavera Road, Canterbury CT1 1TQ

£83,750

25% Shared Ownership

Situated on Talavera Road in the sought-after city of Canterbury, this modern three-bedroom end-terrace home offers stylish and comfortable living, ideal for families and professionals alike. Built in 2019, the property benefits from a contemporary design throughout.

Upon entering, you are welcomed by a spacious entrance hallway. To the left, there is a modern fitted kitchen complete with integrated appliances, providing both practicality and a sleek finish. To the rear, the bright and inviting reception room offers an excellent space for relaxing or entertaining, with French doors opening directly onto the garden.

Upstairs, the property comprises three well-proportioned bedrooms, each benefiting from ample natural light, alongside a thoughtfully designed family bathroom.

Externally, the home features a private garden and the rare advantage of allocated parking for two vehicles, adding further convenience to this already appealing property.

Shared Ownership Information:

Monthly Rent: £729.44
Service Charge: £44.29
Buildings Insurance: £16.98
Total Monthly Cost: £790.71

This fantastic home presents an excellent opportunity to step onto the property ladder in a desirable location.

Reception Room

15'8" x 14'5" (4.78 x 4.40)

Kitchen

11'3" x 8'10" (3.42 x 2.69)

Bedroom 1

13'5" x 10'2" max (4.08 x 3.10 max)





Bedroom 2
11'7" x 7'4" (3.52 x 2.24)



Bedroom 3
11'1" x 8' (3.37 x 2.45)



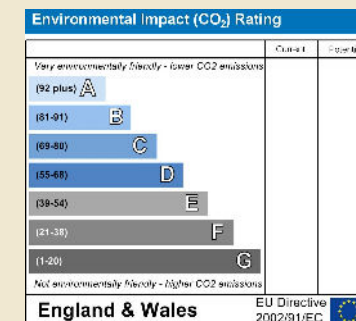
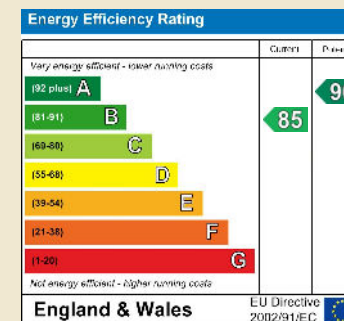
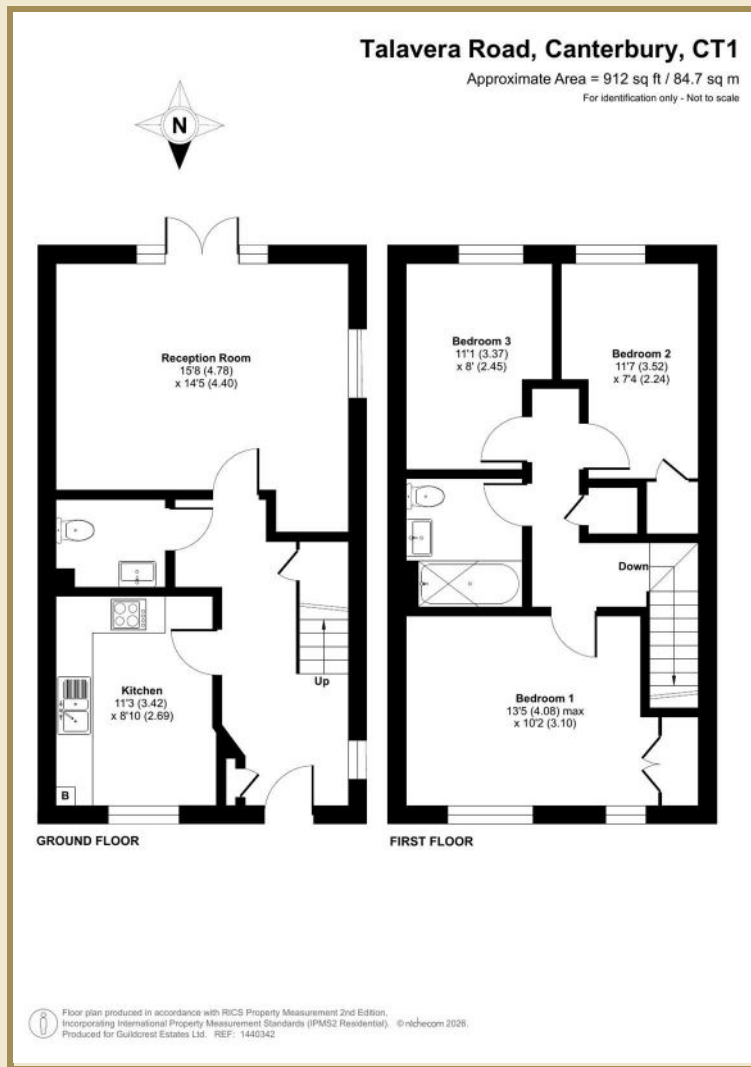
Key Features

- 3 spacious bedrooms
- Modern end terrace house
- Built in 2019
- 1 well-appointed bathroom
- 25% Shared Ownership
- 2 allocated parking spots
- Option to buy 100% share through staircasing

Important Information

Freehold
 House - End Terrace
 912.00 sq ft
 Council Tax Band C
 EPC Rating B

£83,750



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: 34428871

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.