



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£280,000**

**Leasehold**

3x  2x  1x 

**St. Jacob's Place,  
Canterbury, Kent, CT1**

*Wards*  
Helping you move forwards





## Main features

- **Allocated parking space x 2**
- **Sunny rear garden**
- **Good sized double bedrooms**
- **Walking distance to both Wincheap retail park and the city centre**
- **Perfect first time buy or investment property**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Kitchen/Diner: 12'9 x 8'6 (3.89m x 2.59m)  
Lounge: 16'2 x 8'6 (4.93m x 2.59m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'7 x 10'0 (4.45m x 3.05m)  
En Suite Shower Room  
Bedroom 3: 14'0 x 10'0 (4.27m x 3.05m)  
Bathroom

### SECOND FLOOR

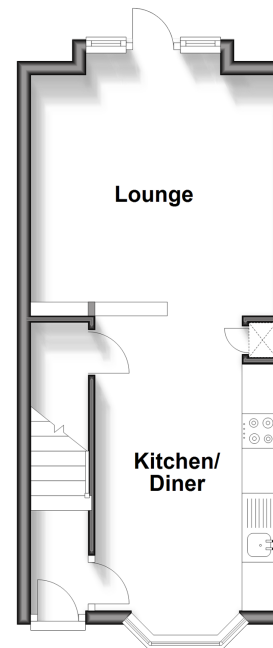
Landing  
Bedroom 2: 25'1 x 11'6 (7.65m x 3.51m)

### OUTSIDE

Front Garden  
Rear Garden  
Allocated Parking Space x 2

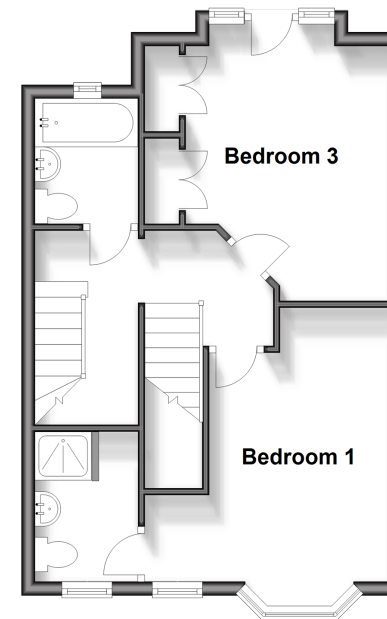
### Split Level Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



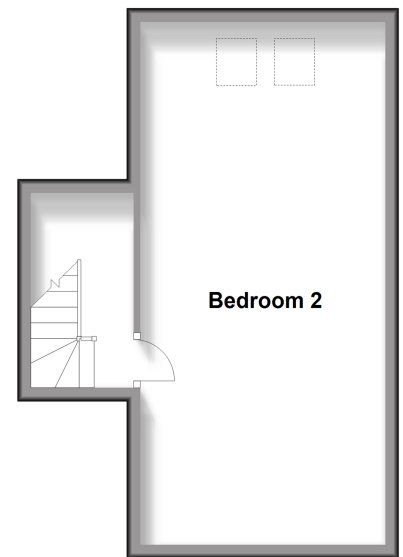
### First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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