



**Guide Price**  
**£210,000**

**Leasehold**

2x  1x  1x 

**Puckle Lane,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Communal car park and garage en-bloc
- Wonderful location within walking distance of City Centre
- Fantastic lounge/diner with large windows providing natural light and access to private balcony
- Perfect first-time purchase, ready for you to move straight into

## Accommodation

### FIRST FLOOR

- Entrance Hallway
- Bedroom 1: 12'6 x 11'5 (3.81m x 3.48m)
- Bedroom 2: 9'2 x 8'0 (2.80m x 2.44m)
- Bathroom: 6'4 x 5'9 (1.93m x 1.75m)
- Kitchen: 9'1 x 7'9 (2.77m x 2.36m)
- Lounge/Diner: 17'3 x 16'10 (5.26m x 5.13m)
- Balcony

### OUTBUILDING

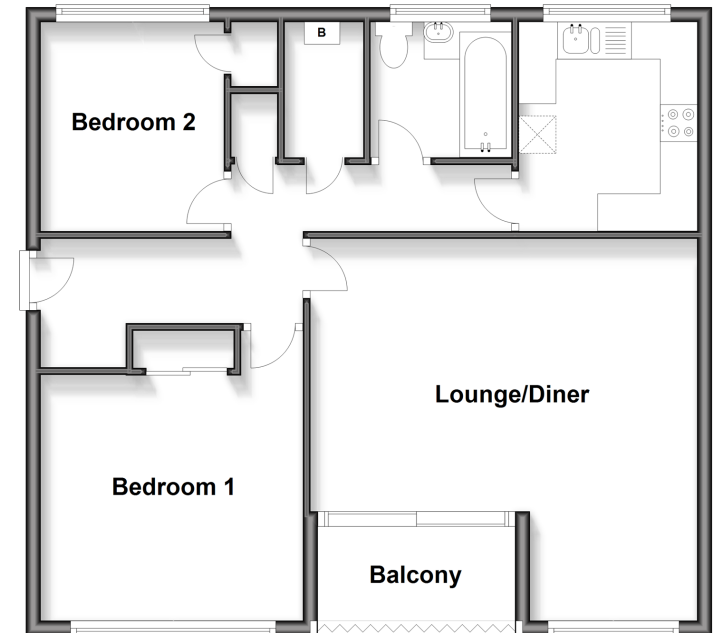
- Garage

### OUTSIDE

- Communal Car Park

### First Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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