



REGAL
— ESTATES —



3 The Pines, Puckle Lane, Canterbury, CT1 3HE
Guide Price £340,000 - £360,000

Would you love to live in South Canterbury within walking distance of the vibrant city centre with its vast array of shops, bars, boutiques and restaurants? Do you like the sound of a duplex property situated in a gated complex with an allocated parking space? How does an external patio area looking over the well kept communal gardens and your own front door sound?

Price Range £340,000 - £360,000.

Then look no more as this no chain two bedroom property in 'The Pines' could be what you have been waiting for!

Blink and you could miss it as, hidden away from the world, this exclusive complex is concealed behind mature hedges and trees with an almost concealed gated entrance to access your home.

Park in your allocated parking space and you can choose to pass through the communal entrance and out to your front door, or you can follow the path through the communal gardens to your front door instead!

Turn the key in the lock and lets explore your new home! The palatial entrance is bright and airy with lots of natural light illuminating the space and stairs leading to your first floor. There is a large downstairs cloakroom and under stairs storage with steps leading to your living space. The kitchen has double doors so can be closed off if required but gives you the option of an open kitchen/living space with gloriously high ceilings. There are double doors leading out to your external patio area which is perfect for a table and chairs to survey the beautifully kept communal gardens.

Take the stairs to the first floor where you will find two large bedrooms both with en suites, one with a bath, the other with a shower, meaning that you have complete privacy and no need to share - heavenly!

This spacious property has no forward chain, easy access to the hospital and city itself so what are you waiting for?

We have a virtual tour available upon request and can arrange physical viewings so call us now!



Entrance Hall

Downstairs Cloakroom

Kitchen

8'9 x 6'1 (2.67m x 1.85m)

Living/Dining Area

18'7 x 13'5 (5.66m x 4.09m)

First Floor

Bedroom 1

14'9 x 9'8 (4.50m x 2.95m)

En Suite Bathroom

Bedroom 2

12 x 8'6 (3.66m x 2.59m)

En Suite Shower Room

External

Patio Area

Allocated Parking Space

Lease Information

199 years from 1st January 2002.

Management charges - £479.68 per quarter. No separate ground rent advised by vendor. Please confirm with your conveyancer.

Fell Reynolds are Managing Agent.
No pets allowed.

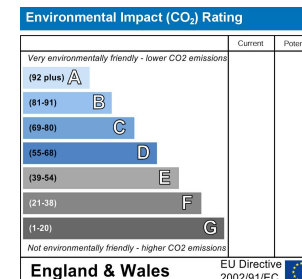
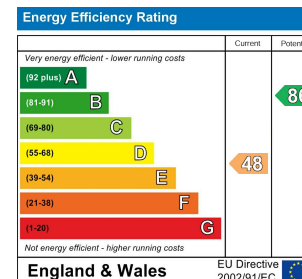


This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.
Total approx floor area: 81.3 m² (875.0 ft²)
Ground Floor: 40.8 m² (438.7 ft²)
First Floor: 40.5 m² (436.4 ft²)

Ground Floor



First Floor



Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

