



**OVER 60?**

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

**Price**

**£220,000**

**Freehold**

2x  1x  1x 

**Poets Corner, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- **Fantastic opportunity for first time buyers to get on the property ladder and investors**
- **Separate utility room**
- **Kitchen and lounge separated**
- **Courtyard garden**
- **Close to local schools, shops and bus routes**

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 11'9 x 9'11 (3.58m x 3.02m)

Lounge: 10'0 x 9'11 (3.05m x 3.02m)

Utility Room: 7'4 x 4'4 (2.24m x 1.32m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 10'1 x 9'8 (3.08m x 2.95m)

Bedroom 2: 10'1 x 9'2 (3.08m x 2.80m)

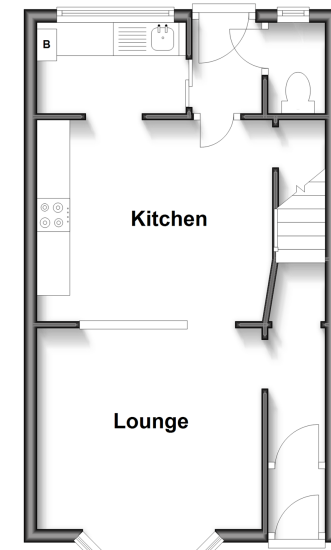
Bathroom : 7'1 x 4'6 (2.16m x 1.37m)

### OUTSIDE

Courtyard Garden

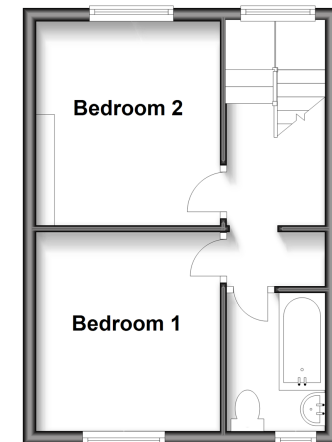
### Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



### First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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