



**OVER 60?**

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

**Guide Price**

**£240,000**

**Freehold**

3x  1x  2x 

**St. Luke's Road,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Ideal first time buy or investment opportunity
- Double fronted
- Well proportioned throughout
- Sunny aspect and low maintenance rear garden
- Situated in a popular residential location close to highly rated schools and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'2 x 11'8 (4.02m x 3.56m)

Dining Room : 13'3 x 11'8 (4.04m x 3.56m)

Kitchen : 10'7 x 6'9 (3.23m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1 : 11'6 x 11'1 (3.51m x 3.38m)

Bedroom 2 : 11'7 x 7'7 (3.53m x 2.31m)

Bedroom 3 : 12'0 x 10'9 (3.66m x 3.28m)

Bathroom : 6'0 x 5'2 (1.83m x 1.58m)

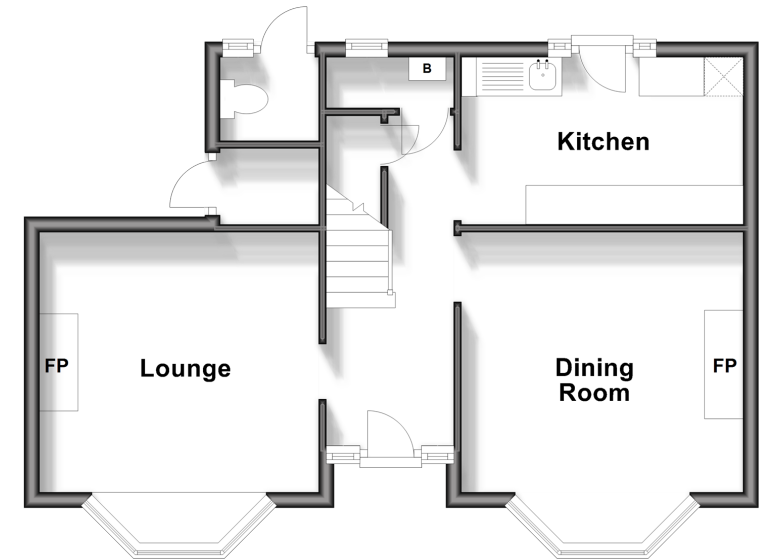
### OUTSIDE

Garden to Front and Rear

Outside Toilet

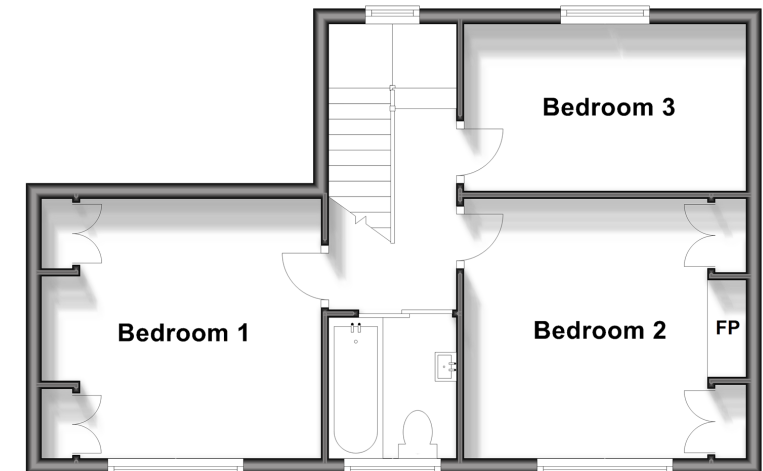
## Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



**Call Ramsgate - 01843 580314 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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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