



**Price**

**£130,000**

**Leasehold**

1x  1x  1x 

**Victoria Parade,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards



## Main features

- Being sold with onward chain
- Stunning sea views; you can see France on a clear day
- Being sold with a brand new lease
- Wonderful opportunity for a first time buyer to get themselves onto the property ladder
- Situated on the East Cliff, just a short walk from town centre



### Nearest Schools

Primary Schools: St Ethelbert's Catholic Primary 0.5 miles, Ramsgate, Holy Trinity C of E Primary 1.0 miles, Newlands Primary 1.1 miles  
Secondary Schools: Clarendon & Chatham House Grammar School 0.7 miles, St Lawrence College 0.9 miles



### Transport Information

Train Stations: Dumpton Park 1.1 miles, Ramsgate 1.1 miles, Broadstairs 2.2 miles

## Accommodation

### SECOND FLOOR

Entrance Hallway

Lounge : 18'1 x 17'2 (5.52m x 5.24m)

Bathroom

Kitchen : 9'2 x 6'5 (2.80m x 1.96m)

Bedroom : 12'2 x 9'8 (3.71m x 2.95m)

**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



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