



**Price**  
**£270,000**

**Freehold**

4x  1x  2x 

**Percy Road, Ramsgate,  
Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Modern stylish fitted kitchen
- Open plan lounge/diner
- Original features throughout
- Sunny aspect rear garden
- Close proximity to the town and station

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge/Dining Area : 25'8 into bay x 11'8  
(7.83m x 3.56m)

Kitchen : 12'2 x 8'8 (3.71m x 2.64m)

Bathroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 11'4 x 9'5 (3.46m x 2.87m)

Bedroom 2 : 10'8 x 8'1 (3.25m x 2.47m)

Bedroom 3 : 11'5 x 5'6 (3.48m x 1.68m)

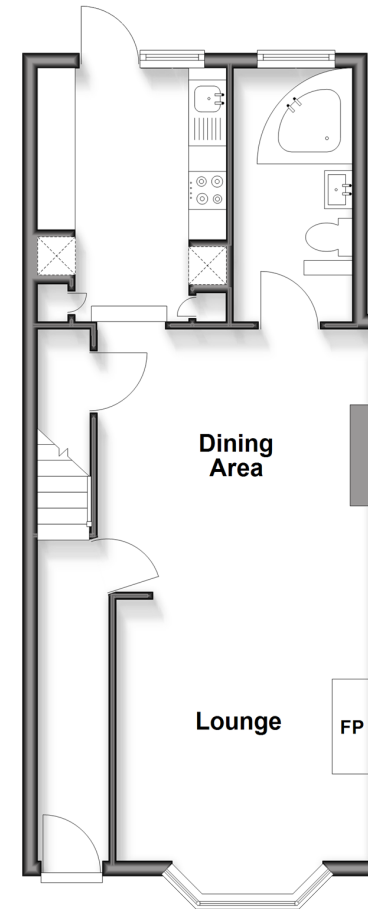
Bedroom 4 : 8'7 x 7'3 (2.62m x 2.21m)

### OUTSIDE

Garden to Front & Rear

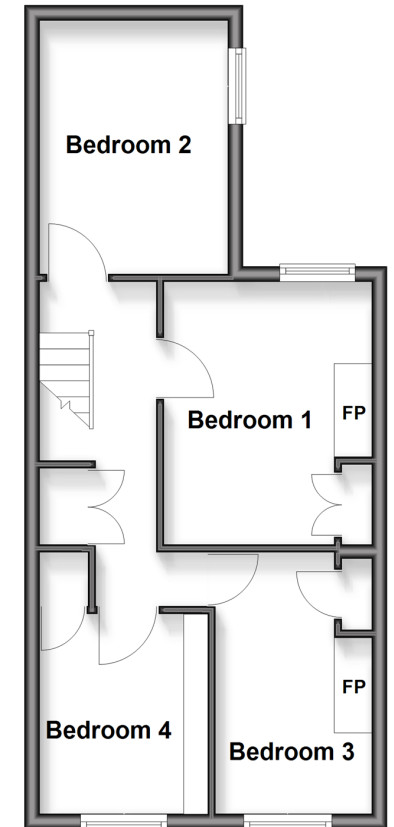
### Split Level Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



### Split Level First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease.



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