

**OVER 60?**

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



**Guide Price**  
**£550,000**  
**Freehold**

3x  1x  2x 

Monkton Street, Monkton, Ramsgate, Kent,  
CT12

*Wards*  
Helping you move forwards





## Main features

- Spacious utility with cloakroom
- Presented to a beautiful standard
- Picturesque garden, perfect to enjoy in the summer months
- Ready for someone or for a family to move straight in
- Located in the popular village of Monkton

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hallway  
Dining Room: 14'8 x 12'4 (4.47m x 3.76m)  
Study  
Utility with Cloakroom : 8'2 x 6'1 (2.49m x 1.86m)  
Lounge : 16'1 x 13'1 (4.91m x 3.99m)  
Kitchen/Family Room: 28'2 x 13'9 (8.59m x 4.19m)

### FIRST FLOOR

Landing  
Bedroom 1 : 16'1 x 11'11 (4.91m x 3.63m)  
Bedroom 2: 14'1 x 11'8 (4.30m x 3.56m)  
Bathroom

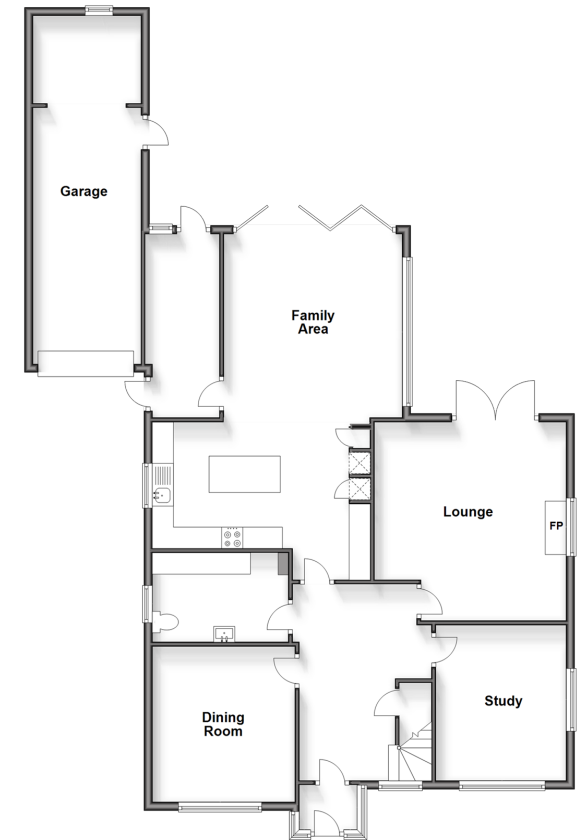
### OUTSIDE

Garden to Front and Rear  
Garage & Off Road Parking

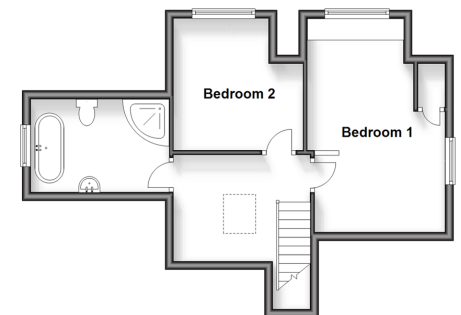
**Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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.

**Ground Floor**  
Approx. 133.5 sq. metres (1437.2 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (438.9 sq. feet)



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