



**Price**  
**£210,000**  
**Freehold**

2x  1x  1x 

Montefiore Cottages, Ramsgate, Kent,  
CT11

*Wards*  
Helping you move forwards





## Main features

- Ideal first time buy or investment opportunity
- Off road parking available
- Private courtyard garden
- In close proximity to Ramsgate town with it's selection of shops, cafes and a short walk to the beach
- The property is close to fantastic transport links

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2: 10'3 x 9'6 (3.13m x 2.90m)

Bathroom: 7'1 x 5'10 (2.16m x 1.78m)

Lounge: 14'7 x 9'1 (4.45m x 2.77m)

Kitchen: 10'1 x 5'1 (3.08m x 1.55m)

### FIRST FLOOR

Landing

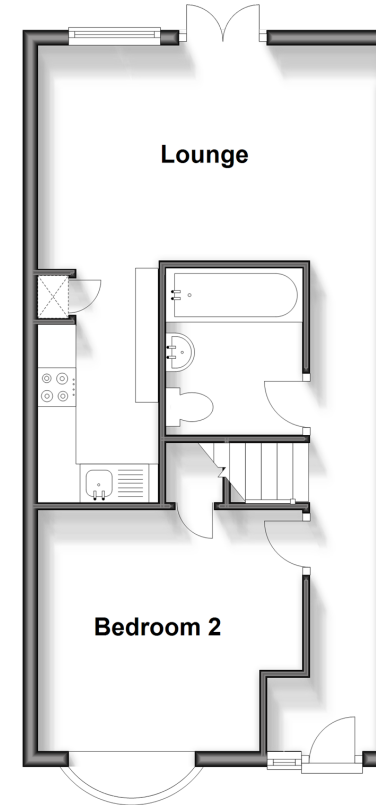
Bedroom 1 : 14'6 x 8'7 (4.42m x 2.62m)

### OUTSIDE

Courtyard Rear Garden

### Ground Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



### First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



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



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