



**Price**

**£265,000**

**Leasehold**

2x  1x  1x 

**South Gateway Court,  
Victoria Parade,  
Ramsgate CT11**



*Wards*  
Helping you move forwards



## Main features

- Split level third floor maisonette with a balcony to soak up those views
- Located on the edge of the stunning Kent coastline
- Ideal for those looking to down size or retire by the sea
- A lift to all floors offers easy access
- Allocated parking space

## Accommodation

### THIRD FLOOR

Entrance Hall

Kitchen: 11'7 x 9'8 (3.53m x 2.95m)

Living Room: 15'7 x 13'5 (4.75m x 4.09m)

Balcony

### FOURTH FLOOR

Landing

Bedroom 1: 15'6 x 10'11 (4.73m x 3.33m)

Bathroom

Bedroom 2: 11'2 x 7'11 (3.41m x 2.41m)

### OUTSIDE

Allocated Parking Space

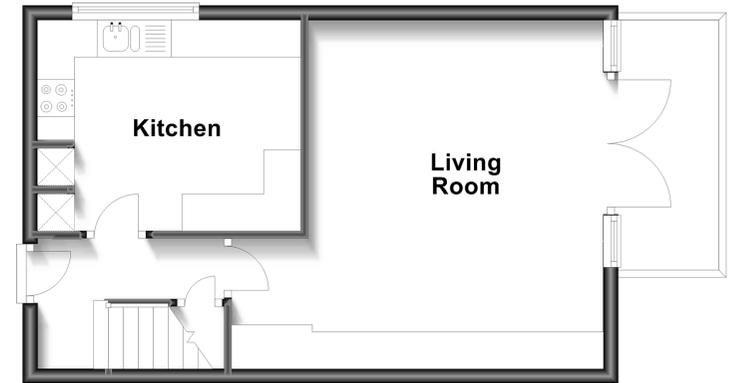
Communal Gardens

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

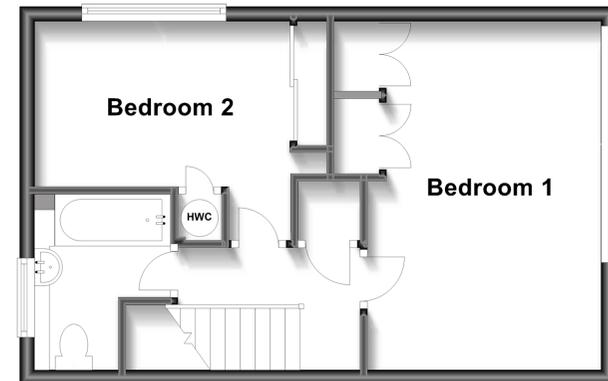
### Third Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



### Fourth Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



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