



**Price**  
**£215,000**

**Freehold**

3x  1x  1x 

**Artillery Road,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Great investment opportunity
- Close to the town centre and local bus stop
- Spacious rooms throughout
- Accommodation arranged over 4 floors, offering versatility
- Being sold with no onward chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 13'4 x 12'11 (4.07m x 3.94m)

### BASEMENT

Kitchen : 13'4 x 12'0 (4.07m x 3.66m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1 : 17'5 x 8'4 (5.31m x 2.54m)

### SECOND FLOOR

Landing

Bedroom 2 : 12'11 x 9'0 (3.94m x 2.75m)

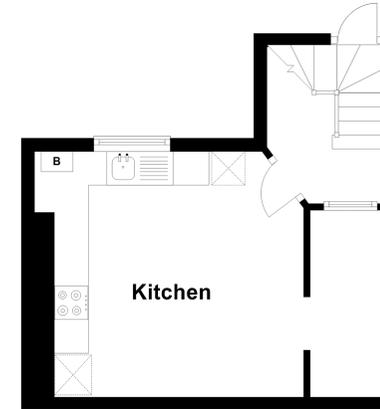
Bedroom 3 : 12'3 x 9'3 (3.74m x 2.82m)

### OUTSIDE

Garden to Rear

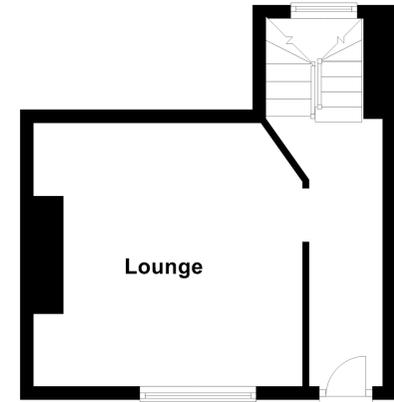
### Basement

Approx. 22.0 sq. metres (237.0 sq. feet)



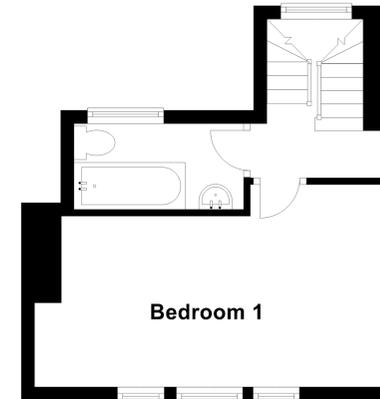
### Ground Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



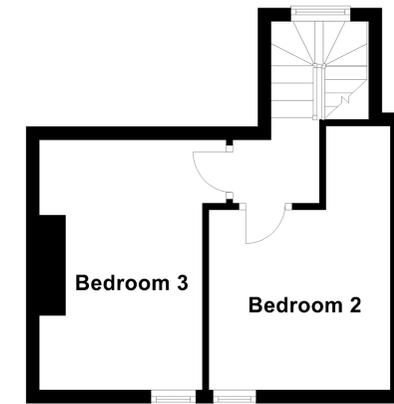
### First Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



### Second Floor

Approx. 22.4 sq. metres (241.5 sq. feet)



Call Ramsgate - 01843 580314 ■ [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.



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