



**Guide Price**

**£145,000**

**Leasehold**

2x  1x  1x 

**Loughborough Court,  
Sussex Street,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards



## Main features

- New roof
- Being sold with no onward chain
- Ideal first time buy or investment opportunity
- Bright and spacious lounge/diner
- The maisonette has recently had a new kitchen installed
- Close to all local amenities including transport links and Royal Harbour

## Accommodation

### FIRST FLOOR

Entrance Hallway

Kitchen : 13'11 x 7'1 (4.24m x 2.16m)

Lounge/Diner : 17'6 x 12'8 (5.34m x 3.86m)

Storage : 7'2 x 3'1 (2.19m x 0.94m)

### SECOND FLOOR

Landing

Bedroom 1 : 16'4 x 8'7 (4.98m x 2.62m)

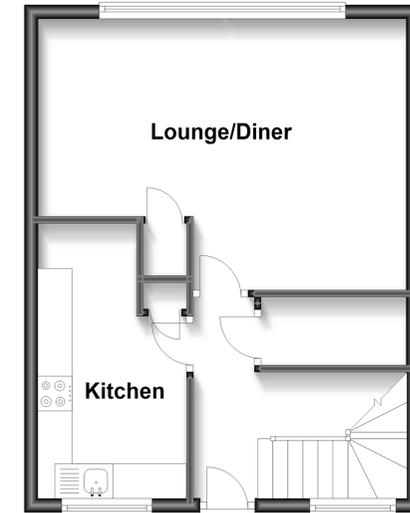
Bedroom 2 : 11'5 x 8'7 (3.48m x 2.62m)

Bathroom

Separate Toilet

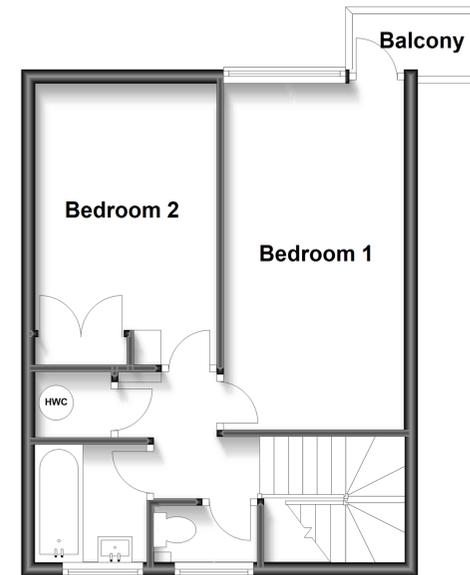
### First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



### Second Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



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



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