



**OVER 60?**

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

**Price**

**£250,000**

**Freehold**

2x  1x  1x 

**St. James Cottages, St.  
James Avenue,  
Ramsgate, Kent, CT12**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Low maintenance rear garden
- Off-road parking
- Perfect first time buy or investment opportunity
- Well presented and ready to move into

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen: 9'7 x 9'5 (2.92m x 2.87m)  
Lounge: 18'1 x 10'7 (5.52m x 3.23m)

### FIRST FLOOR

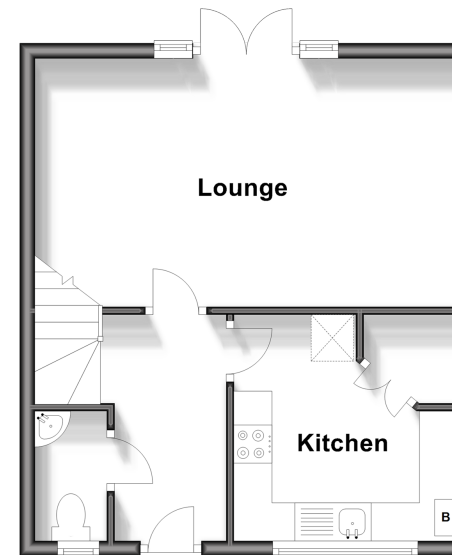
Landing  
Bathroom  
Bedroom 1: 14'8 x 9'3 (4.47m x 2.82m)  
Bedroom 2: 10'9 x 8'3 (3.28m x 2.52m)

### OUTSIDE

Gardens to Front & Rear  
Off Road Parking

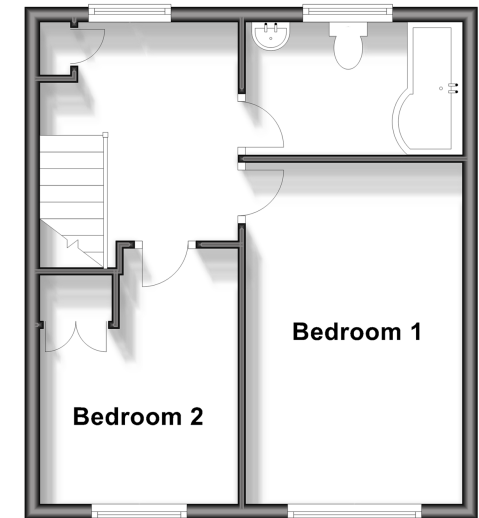
### Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.3 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.