



**OVER 60?**

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

**Price**  
**£275,000**

**Freehold**

3x  1x  1x 

**Queen Bertha Road,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Popular residential location, on the Westcliff of Ramsgate
- Generous living space complete with high ceilings and bay windows
- Ready to move into
- Well maintained private rear garden
- Great catchment area for good local schools and a variety of transport links

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hallway  
Lounge: 11'5 x 11'1 (3.48m x 3.38m)  
Dining Area: 12'1 x 10'9 (3.69m x 3.28m)  
Kitchen: 11'9 x 8'4 (3.58m x 2.54m)  
Conservatory : 12'3 x 5'4 (3.74m x 1.63m)  
Bathroom

### FIRST FLOOR

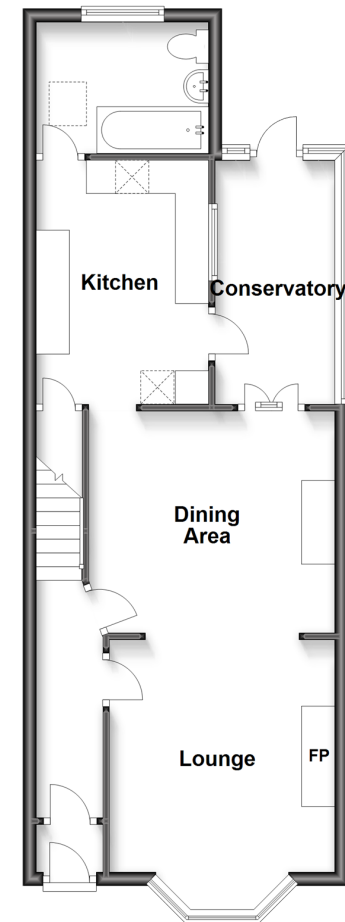
Landing  
Bedroom 1: 14'1 x 12'2 (4.30m x 3.71m)  
Bedroom 2 : 10'8 x 8'1 (3.25m x 2.47m)  
Separate Toilet  
Bedroom 3: 8'2 x 8'1 (2.49m x 2.47m)

### OUTSIDE

Garden to Front  
Garden to Rear

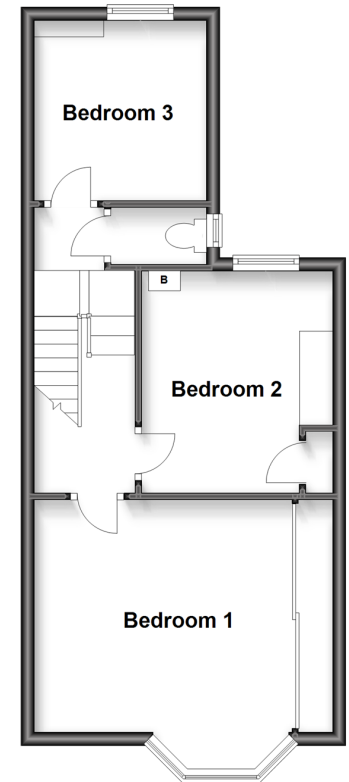
### Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.6 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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