



**Price**  
**£225,000**

**Leasehold**

1x  1x  1x 

**John Nicholas House,  
West Cliff Road,  
Ramsgate, Kent, CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Allocated parking space
- Being sold with no onward chain
- Beautiful communal garden area
- Located within the historical complex of John Nicholas House
- Large windows flood the lounge/diner/kitchen with plenty of natural light

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner/Kitchen : 22'3 x 18'5  
(6.79m x 5.62m)

Bedroom : 13'2 x 11'3 (4.02m x 3.43m)

Shower Room

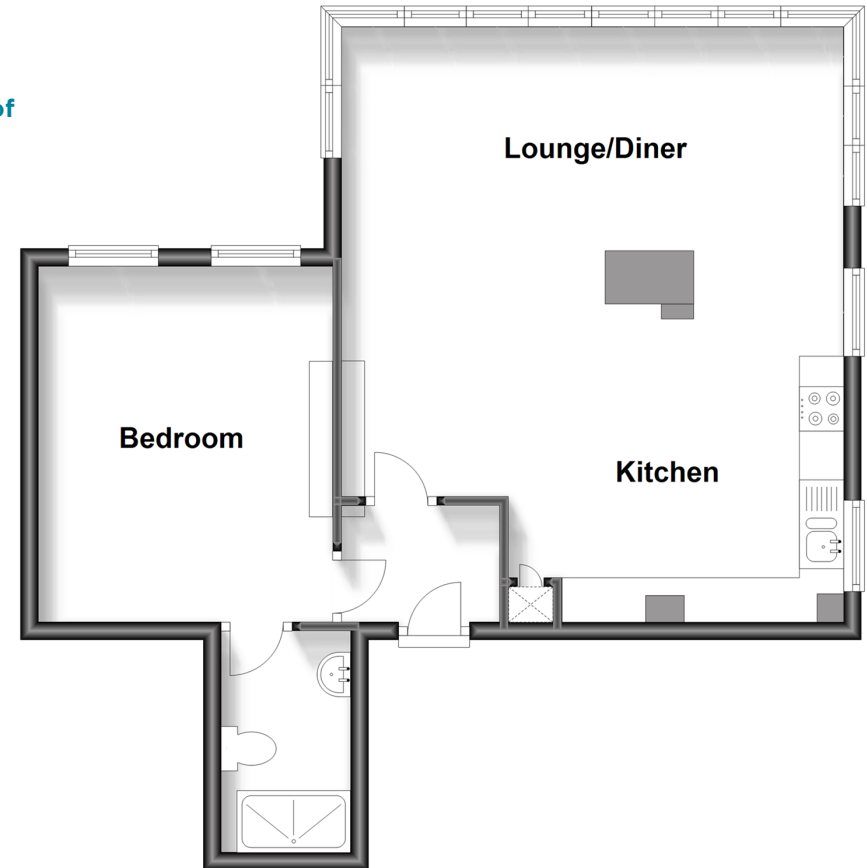
### OUTSIDE

Communal Garden

Allocated Parking

## Ground Floor

Approx. 55.5 sq. metres (597.1 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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