



**Price**

**£195,000**

**Leasehold**

2x  1x  1x 

**Preston Road, Manston,  
Ramsgate, Kent, CT12**

*Wards*  
Helping you move forwards





## Main features

- Ground floor maisonette with off road parking with front and side gardens
- Being sold with no onward chain
- Ideal first time buy or investment opportunity
- Separate Allotment, perfect for a keen gardener
- Spacious throughout

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 1 : 14'0 x 8'2 (4.27m x 2.49m)

Bedroom 2: 10'3 x 9'3 (3.13m x 2.82m)

Kitchen : 12'9 x 10'9 (3.89m x 3.28m)

Lounge : 14'0 x 14'0 (4.27m x 4.27m)

Wet Room

Utility Room: 5'1 x 5'0 (1.55m x 1.53m)

### OUTSIDE

Allocated Parking Space

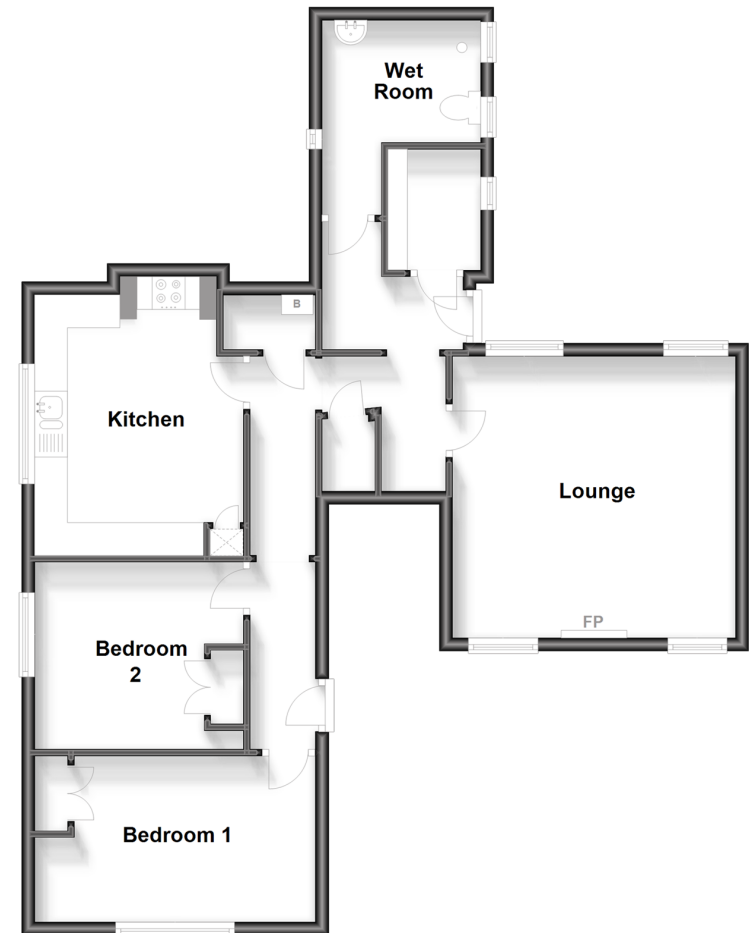
Garden to Front & Side

Allotment

Courtyard Garden to Rear

### Ground Floor

Approx. 75.8 sq. metres (815.9 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



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