



**Guide Price**  
**£230,000**

**Freehold**

2x  1x  1x 

**Baker Court, Church  
Road, Ramsgate, Kent,  
CT11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ideal first time buy or investment opportunity
- Just a short walk to the town and local amenities
- Spacious lounge with room for a dining table
- Being sold with no onward chain
- Allocated parking space

## Accommodation

### GROUND FLOOR

Lounge : 18'1 x 12'1 (5.52m x 3.69m)

Cloakroom

Kitchen : 10'3 x 8'5 (3.13m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'1 x 10'3 (3.69m x 3.13m)

Shower Room : 8'5 x 5'8 (2.57m x 1.73m)

Bedroom 2 : 12'2 x 8'4 (3.71m x 2.54m)

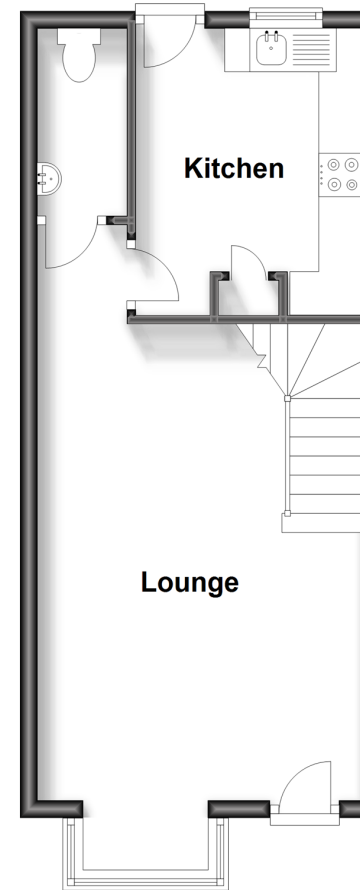
### OUTSIDE

Garden to Rear

Allocated Parking Space

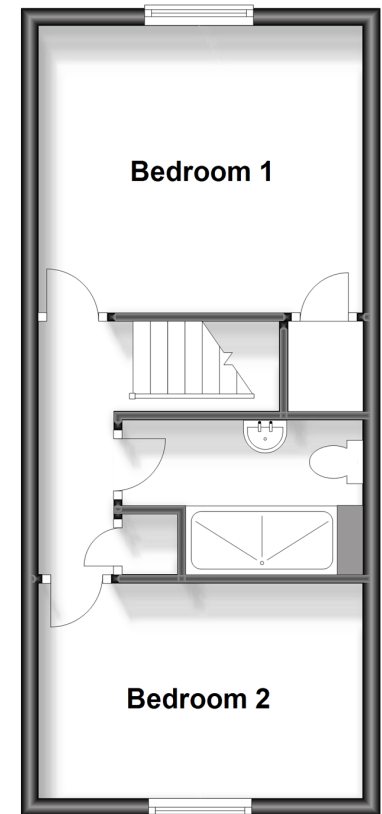
### Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.1 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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