



Price

£210,000

Leasehold

2x  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

- Grade II listed with gated access
- Allocated parking space and beautiful communal gardens
- Situated in the historical John Nicholas House located a short walk from picturesque West Cliff
- Beautiful high ceilings and period features
- Additional modest conservatory

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 2: 8'9 x 8'3 (2.67m x 2.52m)

Kitchen/Diner : 14'7 x 12'9 (4.45m x 3.89m)

Lounge : 13'4 x 8'8 (4.07m x 2.64m)

Conservatory : 6'4 x 5'1 (1.93m x 1.55m)

Lobby

Bedroom 1 : 13'2 x 10'2 (4.02m x 3.10m)

Bathroom

### OUTSIDE

Allocated Parking

Call Ramsgate - 01843 580314 ■ [wardsforkent.co.uk](http://wardsforkent.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.

### Ground Floor

Approx. 68.3 sq. metres (734.6 sq. feet)



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