



**OVER 60?**

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

**Price**  
**£230,000**

**Freehold**

2x  1x  2x 

**Claremont Gardens,  
Ramsgate, Kent, CT11**

*Wards*  
Helping you move forwards





## Main features

- Ideal investment or first time buy
- Lovingly decorated and maintained throughout
- Private walled rear garden
- Located in sought-after St Laurence area of Ramsgate
- Close to transport links for the Thanet bus loop and Ramsgate train station

## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Area: 11'3 x 10'2 (3.43m x 3.10m)

Lounge : 11'3 x 9'9 (3.43m x 2.97m)

Kitchen : 9'5 x 6'7 (2.87m x 2.01m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 : 11'3 x 9'9 (3.43m x 2.97m)

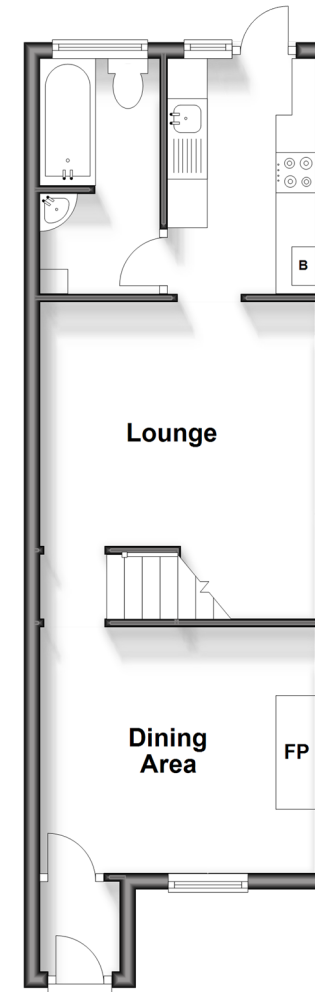
Bedroom 2 : 11'3 x 10'7 (3.43m x 3.23m)

### OUTSIDE

Garden to Rear

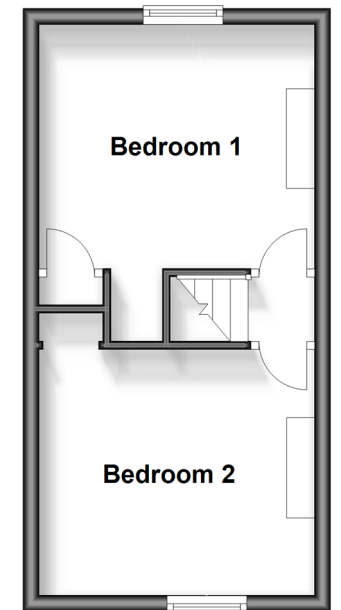
### Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



### First Floor

Approx. 24.6 sq. metres (264.4 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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