



**Price**  
**£245,000**

**Leasehold**

2x  1x  1x 

**Maugham Court,  
Whitstable, Kent, CT5**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Garage en-bloc**
- **Balcony doors and windows replaced in 2017**
- **Spacious bedrooms with built in wardrobes**
- **Easy access to the beach, high street and train station**
- **A long lease and an affordable service charge**

## Accommodation

### FIRST FLOOR

Hallway

Kitchen: 10'5 x 8'9 (3.18m x 2.67m)

Bathroom

Bedroom 2: 11'1 x 11'0 (3.38m x 3.36m)

Bedroom 1 : 14'3 x 12'7 (4.35m x 3.84m)

Lounge: 17'4 x 14'3 (5.29m x 4.35m)

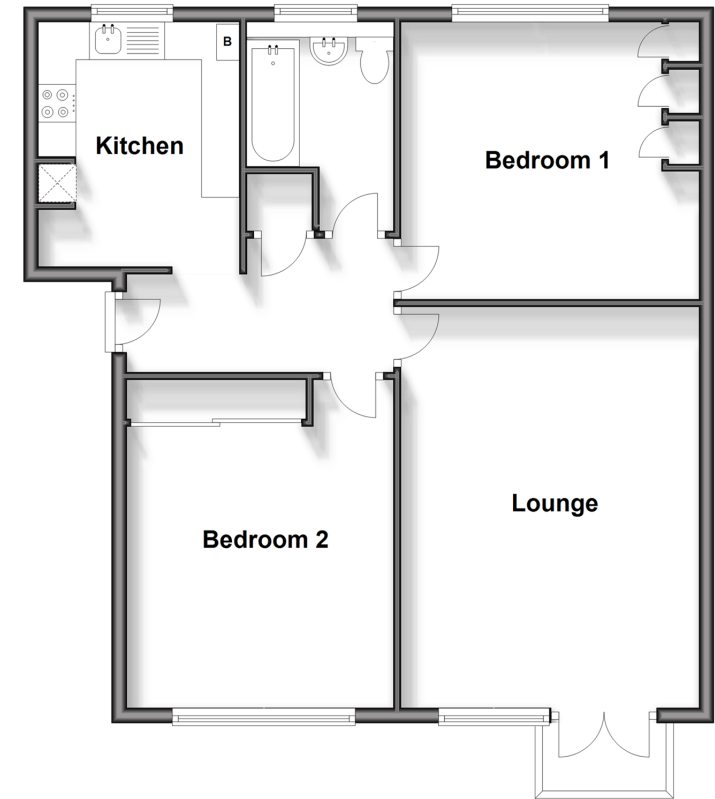
### OUTSIDE

Garage en-bloc

Communal garden

## First Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



**Call Whitstable - 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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.



12033395/20240315/AR/NF