



**Price**

**£65,000**

**Leasehold**

1x  1x  1x 

**Homefern House, Cobbs  
Place, Margate, Kent,  
CT9**

**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards





## Main features

- Retirement flat sold with tenant in situ
- Current rental £675pcm
- Handy wet room
- Walking distance to Margate Old Town and beautiful sandy beaches
- Perfect buy-to-let investment
- For the over 60's only

## Accommodation

### FIRST FLOOR

#### Hallway

**Lounge:** 13'1 x 11'8 (3.99m x 3.56m)

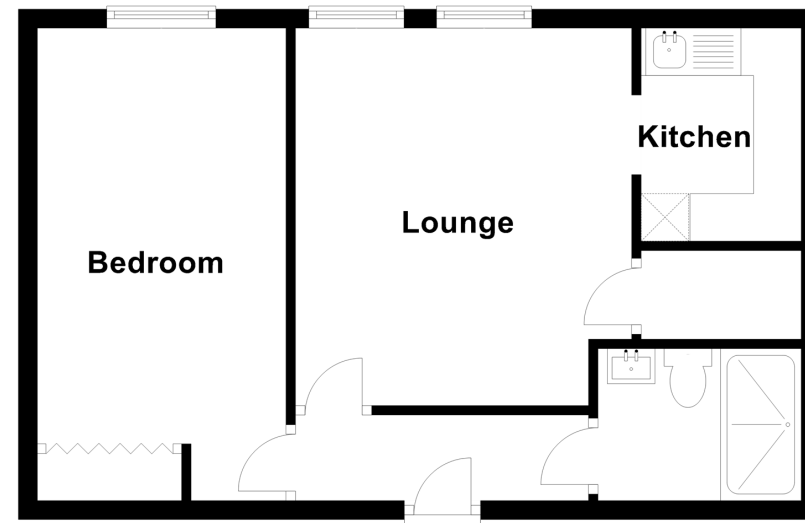
**Kitchen:** 7'4 x 5'5 (2.24m x 1.65m)

**Bedroom :** 16'4 x 8'6 (4.98m x 2.59m)

#### Wet Room

### First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



**Call Cliftonville - 01843 227447 ■ [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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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