



**Price**  
**£200,000**

**Leasehold**

2x  1x  1x 

**Rutland House, Rutland  
Avenue, Margate, Kent,  
CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- First floor flat with entry phone system
- Chain free and vacant
- Separate lounge and kitchen
- Door from lounge opening out to your own balcony
- Walking distance to Margate sandy beaches, shops and restaurants
- Garage en-bloc

## Accommodation

### FIRST FLOOR

#### Hallway

Lounge: 13'10 x 11'11 (4.22m x 3.63m)

Kitchen: 8'11 x 7'10 (2.72m x 2.39m)

#### Bathroom

Bedroom 1: 12'1 x 10'1 (3.69m x 3.08m)

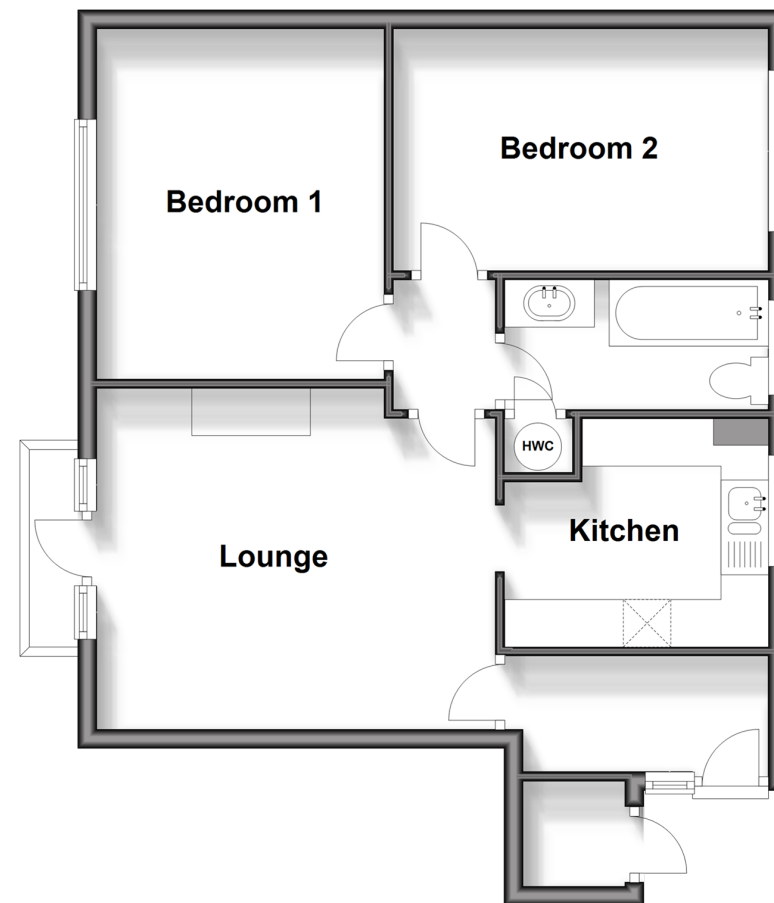
Bedroom 2: 12'11 x 8'4 (3.94m x 2.54m)

### OUTSIDE

Garage en-bloc

## First Floor

Approx. 54.9 sq. metres (591.2 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

