



**Price**  
**£270,000**

**Freehold**

2x  1x  2x 

**Nash Court Gardens,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Fantastic first time purchase
- Great location close to hospital and local amenities
- Pretty secluded rear garden
- When the weather is not so clement you can still enjoy the garden from your conservatory
- Bedrooms are both a double size
- Bathroom is lovely and spacious

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Lounge: 15'2 x 14'0 (4.63m x 4.27m)

Dining Area: 11'8 x 11'3 (3.56m x 3.43m)

Kitchen: 9'1 x 7'3 (2.77m x 2.21m)

Conservatory: 9'3 x 8'3 (2.82m x 2.52m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'1 x 15'0 (4.60m x 4.58m)

Bedroom 2: 11'2 x 9'8 (3.41m x 2.95m)

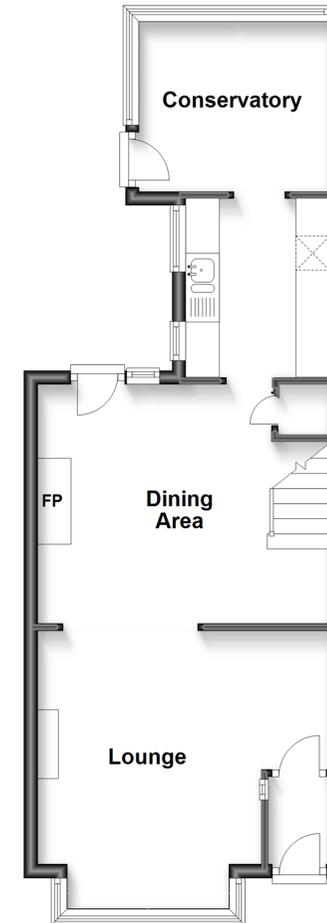
Bathroom : 9'0 x 7'5 (2.75m x 2.26m)

### OUTSIDE

Rear Garden

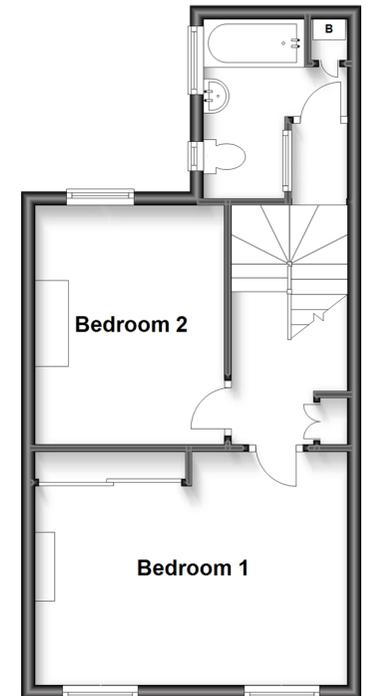
### Split Level Ground Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



### Split Level First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



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- 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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