



**Guide Price**  
**£170,000**

**Leasehold**

2x  2x  1x 

**Cornwall Gardens,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Excellent first time purchase
- En-suite shower room to bedroom
- Northdown Road shops at the top of the road
- Margate Sandy beaches at the bottom of the road
- Location is ideal everything on your doorstep

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'2 x 13'9 (4.63m x 4.19m)

Kitchen: 8'4 x 5'6 (2.54m x 1.68m)

Bedroom 1: 11'6 x 10'5 (3.51m x 3.18m)

En-suite Shower Room : 7'0 x 7'0 (2.14m x 2.14m)

Bedroom 2: 11'5 x 10'2 (3.48m x 3.10m)

Bathroom

### OUTSIDE

Communal Gardens

### Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



Call Cliftonville - 01843 227447 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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