



**Price**

**£197,500**

**Leasehold**

2x  1x  1x 

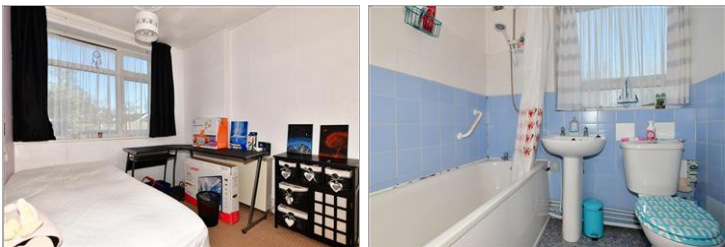
**Percy House,  
Northumberland  
Avenue, Cliftonville,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Chain free ground floor flat with communal gardens
- Situated in a fantastic Palm Bay location
- Garage
- Great opportunity to put your own stamp on and make this your home by the sea
- Ideal property for first time buyers

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 12'3 x 10'4 (3.74m x 3.15m)

Kitchen: 9'6 x 8'7 (2.90m x 2.62m)

Bedroom 1: 12'3 x 9'7 (3.74m x 2.92m)

Bedroom 2: 9'7 x 7'11 (2.92m x 2.41m)

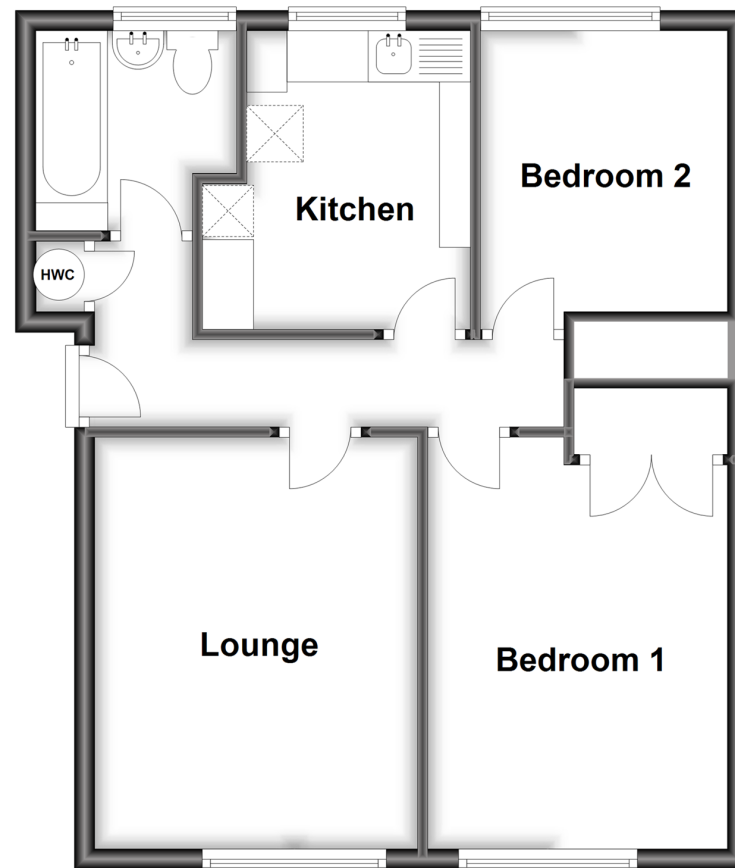
Bathroom : 6'6 x 6'5 (1.98m x 1.96m)

### OUTSIDE

Communal Garden

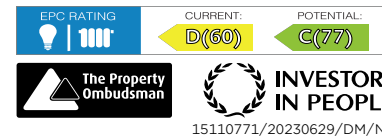
## Ground Floor

Approx. 51.0 sq. metres (549.4 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.



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