



**Guide Price**  
**£230,000**

**Leasehold**

2x  1x  1x 

**Leicester Court,  
Leicester Avenue,  
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 or holiday home
- Sea views from lounge & bedroom
- Highly desirable "Avenues" location
- Long lease and low outgoings
- Own front door and set over 2 floors feels like a house
- Sea just across the road

## Accommodation

### FIRST FLOOR

Hallway

Lounge/Diner: 16'0 x 10'1 (4.88m x 3.08m)

Kitchen: 13'6 x 7'3 (4.12m x 2.21m)

### SECOND FLOOR

Landing

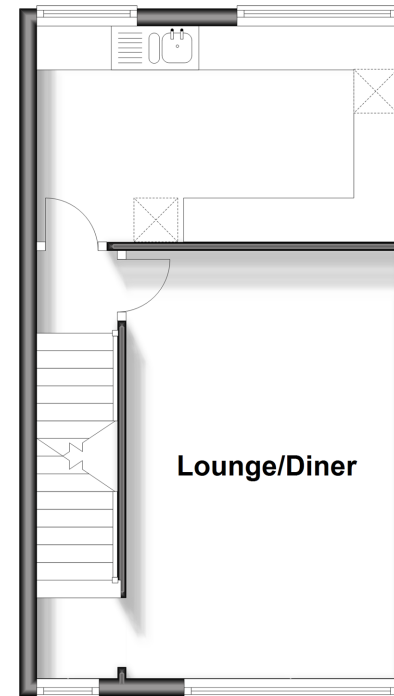
Bathroom

Bedroom 1: 13'1 x 10'2 (3.99m x 3.10m)

Bedroom 2: 11'2 x 7'3 (3.41m x 2.21m)

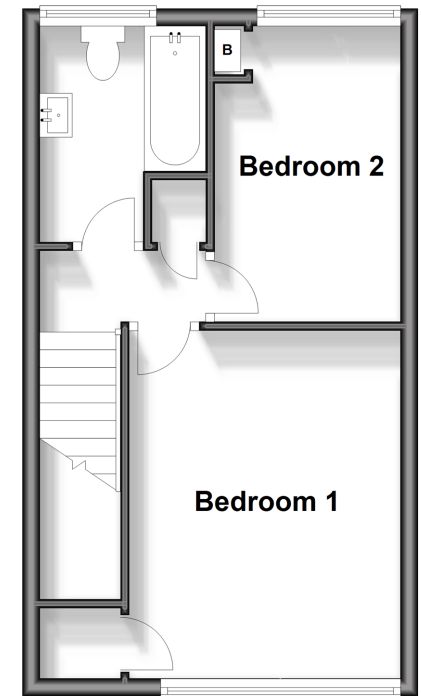
### First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



### Second Floor

Approx. 30.7 sq. metres (329.9 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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