



**Guide Price**  
**£350,000**

**Share of  
Freehold**

2x 🛏️ 1x 🚿 1x 🚗

**Robina Court, Palm Bay  
Avenue, Palm Bay,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- First floor flat in a purpose built well managed block and lift access
- Stunning Palm Bay location
- Amazing sea views
- Beautifully presented
- Share of freehold
- Garage and off road parking

## Accommodation

GROUND FLOOR  
Communal Entrance Hall

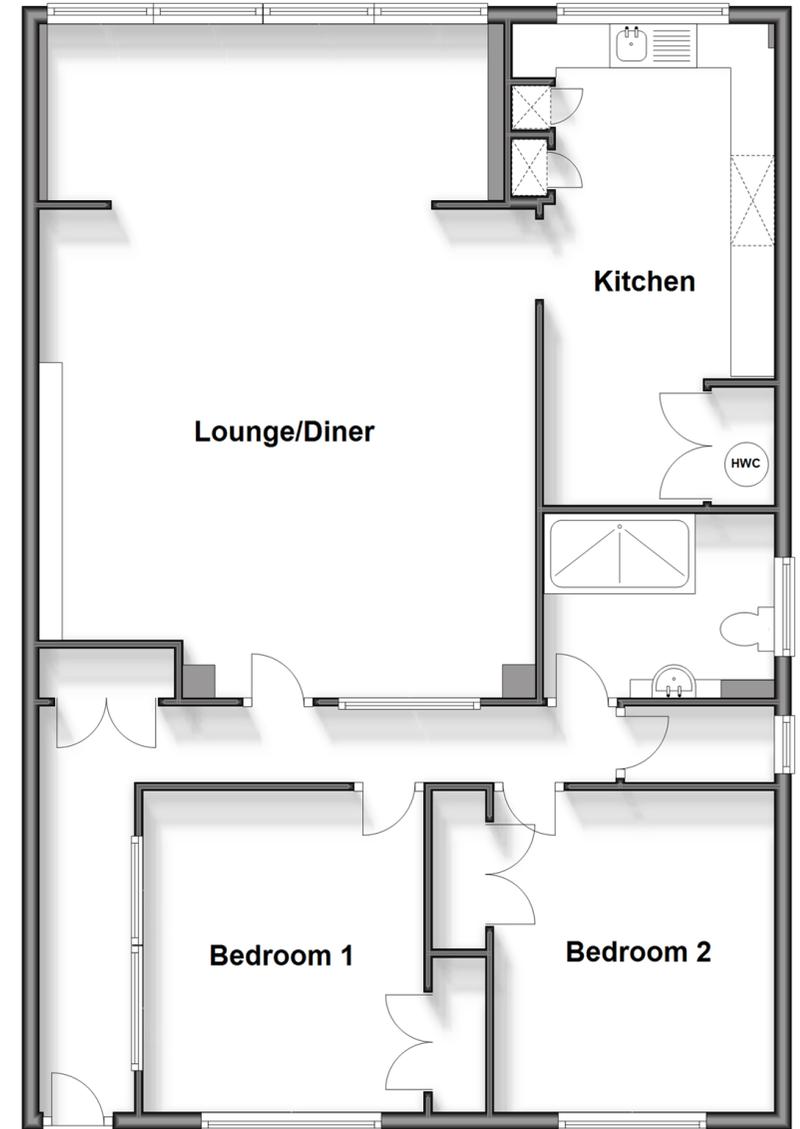
### FIRST FLOOR

Hallway  
Lounge/Diner: 18'6 x 15'11 (5.64m x 4.85m)  
Kitchen: 18'0 x 10'9 (5.49m x 3.28m)  
Bedroom 1: 11'11 x 10'6 (3.63m x 3.20m)  
Bedroom 2: 11'11 x 10'7 (3.63m x 3.23m)  
Bathroom: 8'7 x 6'10 (2.62m x 2.08m)  
Utility: 5'8 x 2'11 (1.73m x 0.89m)

### OUTSIDE

Communal Gardens  
Off Road Parking  
Garage En-bloc

**First Floor**  
Approx. 104.4 sq. metres (1123.6 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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