



Price
£280,000

Leasehold

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**Invicta Lodge, Nash
Road, Margate, Kent,
CT9**

Wards
Helping you move forwards



Main features

- Up to £15,000 cash back on completion with Churchill Retirement Living
- Ground floor brand new apartment, exclusively for the over 60s
- 24 hours support provided by a call system
- Owners lounge and coffee bar
- Lift to all floors

Accommodation

GROUND FLOOR

Entrance Hallway

Shower Room : 8'1 x 6'9 (2.47m x 2.06m)

Living Room: 19'4 x 10'0 (5.90m x 3.05m)

Kitchen : 8'3 x 8'1 (2.52m x 2.47m)

Bedroom : 12'4 x 10'5 (3.76m x 3.18m)

Walk-in Wardrobe

OUTSIDE

Communal Garden



Living	Width	11'-10" [3600] max	Length	16'-9" [5095] max
Kitchen	Width	8'-0" [2450] max	Length	8'-3" [2515] max
Shower Room	Width	8'-0" [2450] max	Length	6'-9" [2085] max
Bedroom	Width	9'-0" [2750] max	Length	17'-11" [5450] max
Walk in Wardrobe	Width	5'-4" [1625] max	Length	4'-10" [1480] max
		← 7'-8" [2325] →		Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

APARTMENT 04

Call Ramsgate - 01843 580314 ■ wardsokent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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



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