



Price
£400,000

Leasehold

2x  1x  1x 

**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
- Upper ground floor retirement apartment, exclusively for the over 60's
- Video entry system
- Lift access to all floors
- Owners lounge and coffee bar

Accommodation

UPPER GROUND FLOOR

Entrance Hallway

Living Area : 16'4 x 11'10 (4.98m x 3.61m)

Kitchen : 8'3 x 8'0 (2.52m x 2.44m)

Bedroom 2 : 13'10 x 9'1 (4.22m x 2.77m)

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

Bedroom 1 : 12'7 x 9'4 (3.84m x 2.85m)

Walk-in Wardrobe

En-Suite Shower Room : 6'11 x 5'7 (2.11m x 1.70m)



Living	Width	11'-10" [3600] max	Length	16'-4" [4983] max
Kitchen	Width	8'-0" [2460] max	Length	8'-3" [2515] max
Shower room	Width	6'-11" [2100] max	Length	5'-7" [1705] max
Bath Room	Width	6'-9" [2065] max	Length	8'-1" [2440] max
Walk in Wardrobe	Width	4'-4" [1330] max	Length	5'-0" [1525] max
Bedroom 1	Width	9'-4" [2850] max	Length	12'-7" [3835] max
Bedroom 2	Width	9'-1" [2760] max	Length	13'-10" [4215] 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 specifications without notice.

OUTSIDE

Communal Garden

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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