



Terence Painter

ESTATE AGENTS

- Sea & Harbour Views
- Two Bedrooms
- Grade II Listed Building
- Spacious Lounge overlooking the Harbour and Sea
- Fitted Kitchen/Breakfast Room
- Ideal Buy to Let or Second Home
- Situated on Ramsgate Sea Front and Close to the Beach
- No Onward Chain!
- Within Walking Distance of Ramsgate Town Center
- Must Be Seen to be Appreciated!
- Council Tax Band A



Flat 4, The Castle, 68 Harbour Parade, Ramsgate, Kent. CT118LN.

Leasehold £349,995

RARELY AVAILABLE AND TOTALLY UNIQUE! BEAUTIFUL TWO BEDROOM APARTMENT WITH SEA VIEWS AND OVERLOOKING RAMSGATE ROYAL HARBOUR! Terence Painter Estate Agents are proud to bring to the market this spacious and well cared for second floor flat. Internally the property boasts two bedrooms, fitted bathroom suite with shower, fitted kitchen/breakfast room with harbour and sea views and a gorgeous lounge that looks directly over the Harbour. The property is Grade II listed and retains character features throughout.

The property is ideal as a main residence, holiday retreat or as a buy to let and is surrounded by a variety of restaurants, shops and is within a short walk of the main Ramsgate town center. The sandy beach is a stones throw away as is The Royal Victoria Pavilion. This really is a must see property so call us today on 01843 866866 to arrange your viewing. No Chain. Sole Agents.

Communal Ground Floor

Communal Entrance Hall

Via hardwood double doors, frosted glass inner double doors and stairs to all floors. Apartment situated on the second floor.

Entrance Hallway

Via hardwood door. Telephone entry system, dado rail, radiator, wall mounted fuse box, coving and doors to all rooms.

Lounge

3.87m x 5.48m (12' 8" x 18' 0") Sash window to front overlooking the Royal Harbour and sea, television point, radiator, part feature panelled walls, coving and ceiling rose.

Bedroom Two

2.89m x 2.18m (9' 6" x 7' 2") Sash window to the rear, radiator, coving and picture rail.

Bedroom One

4.73m x 3.59m into recess (15' 6" x 11' 9") Sash window to the rear, radiator, built in double wardrobe, coving and television point.

Bathroom

2.62m x 2.29m (8' 7" x 7' 6") Low level w.c, pedestal wash hand basin, panelled bath with telephone style mixer taps and shower extension, tiling to splash back, tiled shower cubicle, extractor fan, coving and radiator.

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Kitchen/Breakfast Room

3.91m x 3.49m (12' 10" x 11' 5") Range of matching wall and base units with roll top work surfaces, inset stainless steel sink and drainer unit with mixer taps over. Four ring gas hob with oven under and extractor over, tiling to splash back, wall mounted combination boiler, and integrated dish washer. Space and plumbing for washing machine and fridge/freezer, radiator and coving. Sash window overlooking the Royal Harbour and sea.

General Information

The current owners have advised us of the following information:

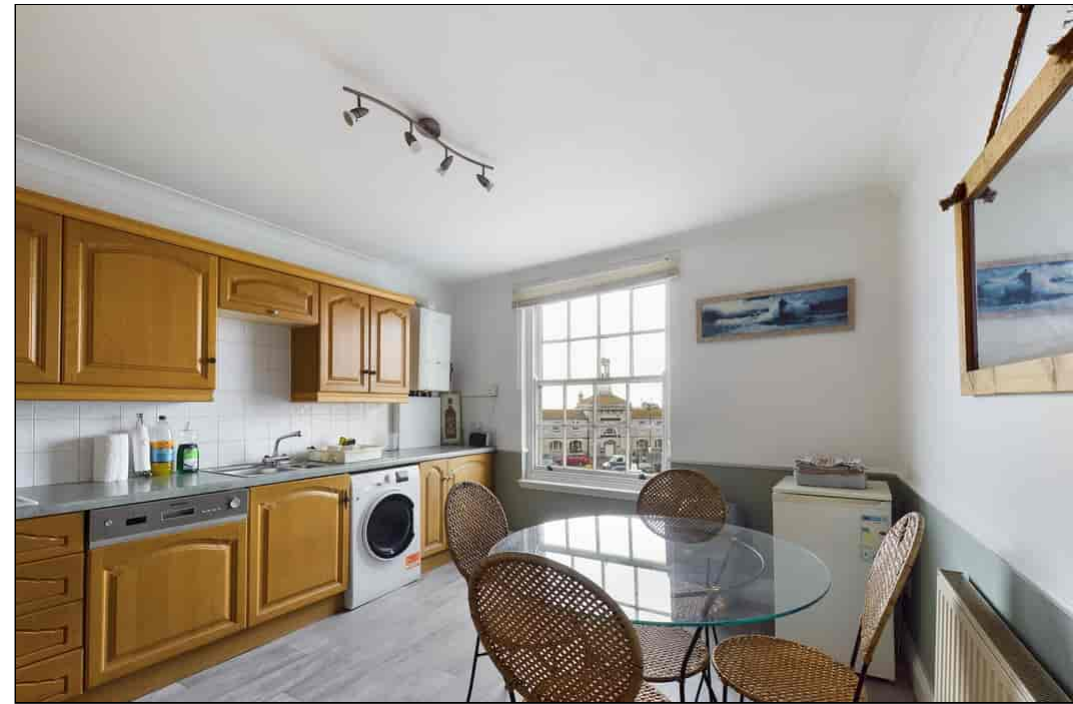
125 year Lease commenced 1st January 1999

Ground Rent is £50 per Annum

Service Charge is £350 per annum

The building is managed by the Castle Residents Association.

The information provided will need to be confirmed and verified by any potential purchaser solicitor as we the agent do not hold a copy of the lease.



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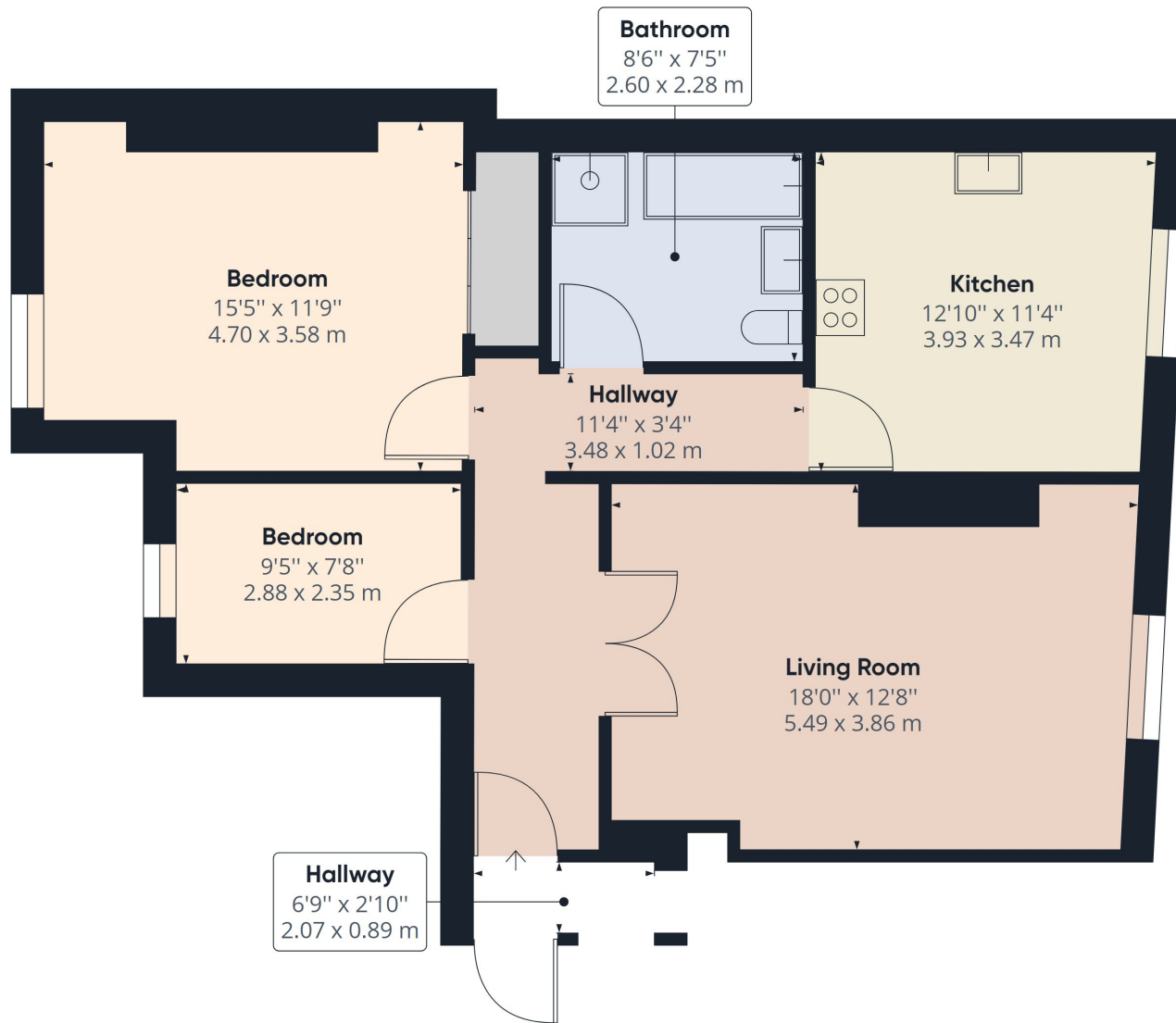


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

776.41 ft²
72.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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