

Terence Painter

ESTATE AGENTS

- Two Double Bedroom Apartment
- No Forward Chain
- Third Floor
- En-Suite Shower Room to Master Bedroom
- Lift & Stairs to All Floors
- Communal Garden
- Open Plan Kitchen/Living Room
- Popular and Sought After Location
- Secure Underground Parking
- Juliet Balcony in Living Room with Distant Sea View
- Fitted Kitchen & Integrated Appliances
- First Years Maintenance Fee Paid on

Flat 30, The Grange St Mildreds Road, Ramsgate, Kent. CT110EF.

Leasehold £169,500

SPACIOUS THIRD FLOOR APARTMENT WITH NO FORWARD CHAIN LOCATED WITHIN ONE OF RAMSGATES MOST PRESTIGIOUS DEVELOPMENTS!

Offered to the market with no forward chain is this stunning two double bedroom third floor apartment with Juliet balcony located within the exclusive 'The Grange' development in one of Ramsgate's' most popular locations.

The accommodation includes an entrance lobby, welcoming entrance hall with cloak cupboard, open plan and well defined kitchen/living room with a wide range of integrated kitchen appliances within the living room area and featuring double glazed French doors which open to a Juliet balcony which offers a distant sea glimpse. There is a well appointed bathroom and two double bedrooms with the master having an en-suite shower room. The apartment also has the benefit of the use of the communal garden and a secure underground parking space.

This home is ideally positioned within close proximity to Ramsgate's High Street and Harbour-front with its stunning beaches, varied array of busy bars and restaurants. Within half a mile away from this home is the beautiful, family friendly beach making this property the ideal holiday retreat, weekend bolt-hole or permanent home. Viewing is strictly by appointment with the Selling Agents Terence Painter Estate Agents so call now on 01843 866866 to book your appointment.

Ground Floor

Communal Entrance

The communal entrance hall is accessed via a secure front door. There are stairs and lift to all floors and a door to the communal garden.

Third Floor

Entrance Lobby

4.03m x 1.10m (13' 3" x 3' 7") There is carpet flooring and a door to the flat.

Entrance Hall

There is a double cloak cupboard, wall mounted phone for the secure entry system, radiator and carpeted flooring.

Open Plan Kitchen/Living Room

Kitchen/Dining Room Area

7.30m x 3.47m (23' 11" x 11' 5") The kitchen comprises a range of matching wall, base and drawer units with a range of integrated appliances. There is a stainless steel sink unit inset to roll top worksurfaces, downlights and laminate wood effect flooring. The dining area features a radiator and carpet flooring. This area is open to the living room area.

Living Room Area

4.42m x 3.19m (14' 6" x 10' 6") There are double glazed French doors to the front of the property which open to a Juliet balcony and offers a distant sea glimpse. This room also features a radiator, media points and carpet flooring.

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Bedroom One

4.14m x 2.99m (13' 7" x 9' 10") There is a double glazed window to the front which offers a distant sea glimpse, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

1.70m x 1.70m (5' 7" x 5' 7") There is a fully tiled shower cubicle, low level w.c, pedestal wash hand basin with a fitted mirror over, chrome ladder style towel radiator, electric shaver point, down lights, extractor and fully tiled walls and flooring.

Bedroom Two

4.14m x 2.08m (13' 7" x 6' 10") There is a double glazed window to the front of the property which offer a distant sea glimpse, radiator and carpet flooring.

Bathroom

2.35m x 1.69m (7' 9" x 5' 7") There is a panelled bath with shower over, low level w.c, pedestal wash hand basin with a fitted mirror over, chrome ladder style towel radiator, electric shaver point, down lights, extractor and fully tiled walls and flooring.

Parking & Communal Garden

This property benefits from a secure allocated underground parking space with a lift and stairs to all floors.

The communal garden is accessible from the ground floor communal entrance hall.

Lease Information

Our vendor has advised us that the flat is leasehold - 125 years from Mar 2008. The service charge is £2700 pa with a £100 ground rent. The first years maintenance fee will also be paid for upfront on completion by the vendor.

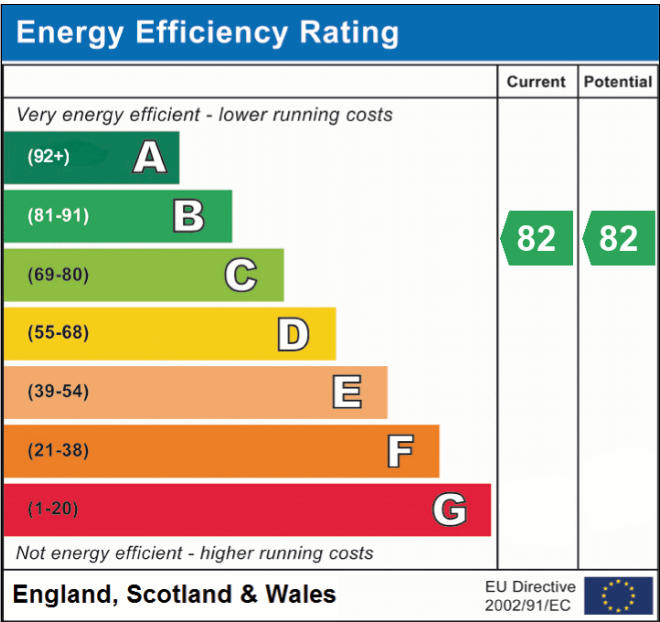
Council Tax Band

The council tax band is B.



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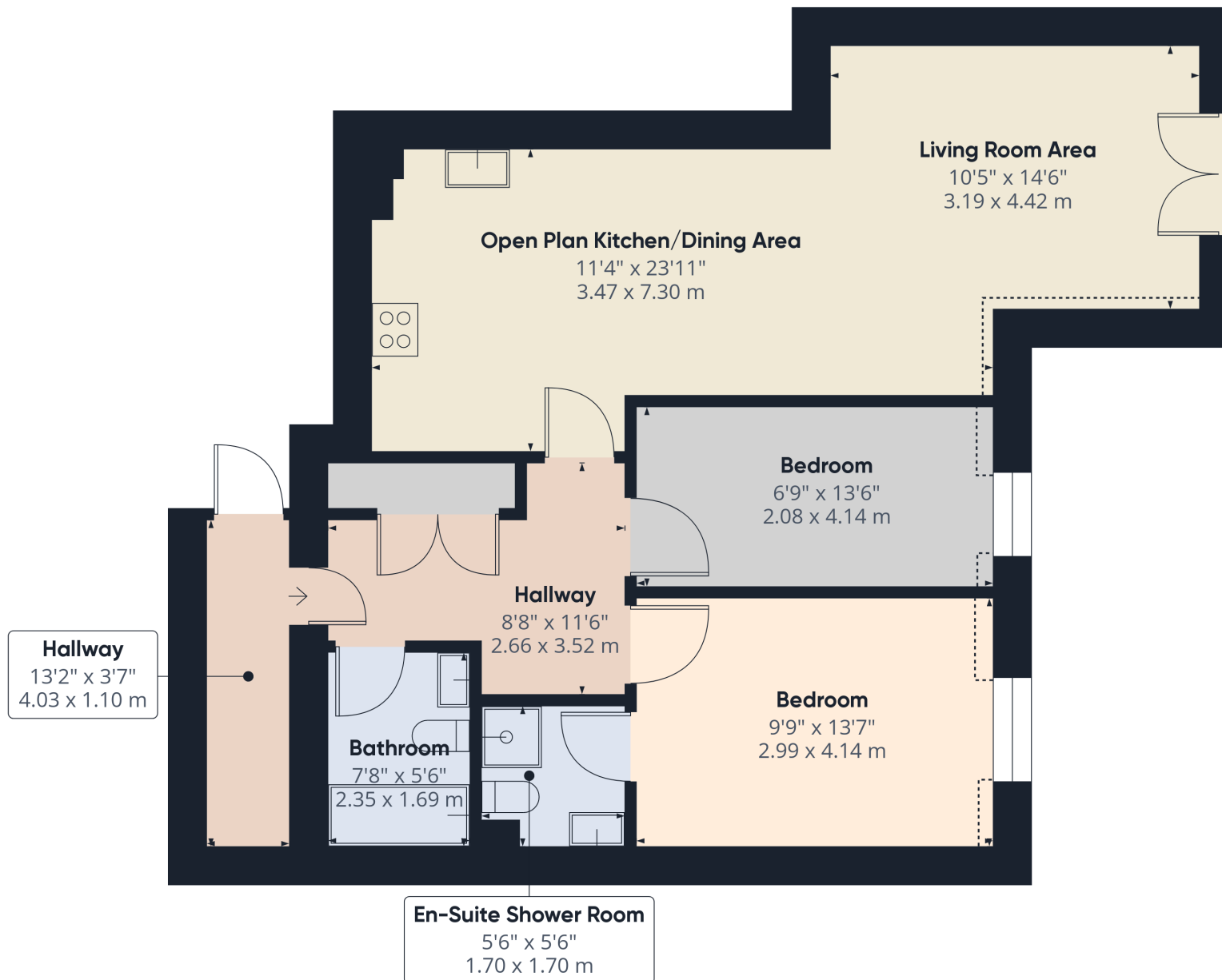


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

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Approximate total area⁽¹⁾

788.58 ft²

73.26 m²

Reduced headroom

12.92 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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