

Terence Painter

ESTATE AGENTS



- Excellent First Time Buy or Buy to Let!
- Two Bedrooms
- Open Plan Lounge & Fitted Kitchen
- No Onward Chain!
- Easy Access to both Broadstairs & Ramsgate Town Centers & Beaches
- Allocated Parking Space
- Situated on the First Floor
- Easy Access to Schools & Doctors Surgery
- Must Be Seen to be Appreciated!
- Council Tax Band B



4 The Chase Montefiore Avenue, Ramsgate, Ramsgate, Kent. CT118BF.

Leasehold £185,000

EXCELLENT FIRST TIME BUYERS PROPERTY OR BUY TO LET, WITH EASY ACCESS TO BOTH RAMSGATE AND BROADSTAIRS TOWNS CENTERS WITH A SELECTION OF RESTAURANTS, SHOPS AND ROYAL HARBOUR! ! Terence Painter Estate Agents are proud to be marketing this well cared for apartment. Internally the property boasts two bedrooms, fitted bathroom with shower and a open plan lounge through to fitted kitchen. There is an allocated parking space and further on road parking. The picturesque King George VI Memorial Park is close by which leads to Broadstairs and Ramsgate's sandy beaches. There are Tennis Courts and a bowls community in Montefiore Avenue and Westwood Cross shopping complex is a short drive away. We highly advise making an appointment to see this one! Call 01843 866866. No Chain. Sole Agents.

Ground Floor

Communal Hallway

Via double glazed frosted glass door.

Stairs to the first floor landing.

First Floor

Communal Landing

Door in to the apartment.

Entrance Hallway

Via hardwood front door.

Entry phone system, fuse box, cupboard housing water tank, thermostat and doors to all rooms.

Bedroom Two

3.09m x 2.26m (10' 2" x 7' 5") Double glazed window to the front and radiator.

Bedroom One

4.00m to the wardrobe x 2.58m (13' 1" x 8' 6") Double glazed window to the front, radiator, built in wardrobe, television and telephone point.

Bathroom

2.49m x 1.97m (8' 2" x 6' 6") Low level w.c, pedestal wash hand basin, panelled bath, fully tiled corner shower cubicle, tiling to splash back, radiator and extractor fan.

Lounge (open plan to the Kitchen)

4.71m x 3.58m (15' 5" x 11' 9") Double glazed window to the rear, radiator, television and telephone point. Open archway to the kitchen.

Kitchen

2.48m x 2.84m (8' 2" x 9' 4") Range of matching wall and base units with roll top work surfaces. Inset sink and drainer unit with mixer taps over, tiling to splash back, four ring gas hob with matching oven under and extractor over. Space and plumbing for washing machine, fridge/freezer and dish washer. Wall mounted boiler.

Allocated Parking Space

Situated within Harebrook and is number 4.

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Further Information

The vendor has advised us of the following:

Lease of 150 years from 2001

Maintenance Charge £65.00 a month

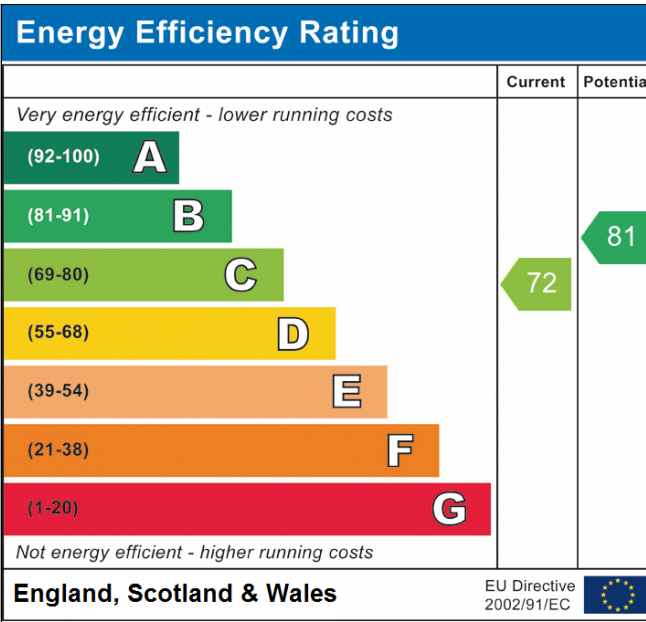
Ground Rent £85.00 a year

Managing Agents are Benefield and Cornford in Westgate



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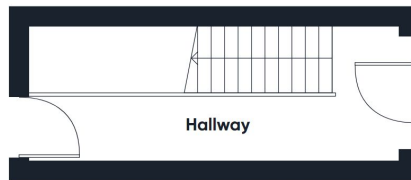


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.

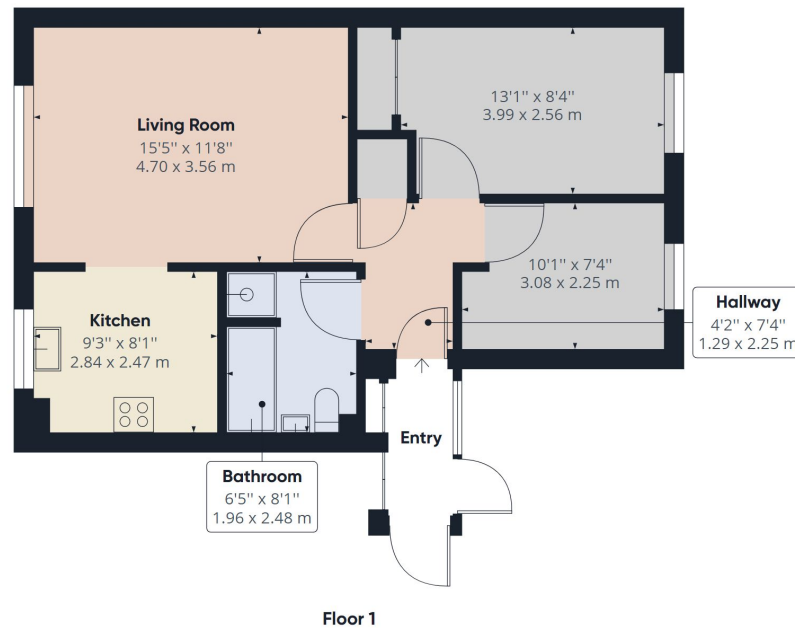


Approximate total area⁽¹⁾

553.19 ft²

51.39 m²

Ground Floor



(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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