



Terence Painter

ESTATE AGENTS

- Extraordinary Three Bedroom Sea Front Apartment
- First Floor
- Direct Royal Harbour Views
- Stunning Specification Throughout
- 40' Sweeping Entrance Hall
- Two Reception Rooms
- Well Appointed Bathroom
- Seperate Cloakroom W.C.
- Quality Fitted Kitchen with Integrated Appliances
- An Abundance of Original Features
- Spacious & Flexible Living Accommodation
- Close to The Beach, High Street, Cafes & Transport Links
- Utility Cupboard
- No Forward Chain



Flat 1, 52 Harbour Parade, Ramsgate, Kent. CT118LN.

Leasehold £435,000

A TRULY STUNNING THREE BEDROOM APARTMENT WHICH ENJOYS ONE OF RAMSGATES' MOST PICTURESQUE AND BREATHTAKING HARBOUR VISTAS.

This is an exciting opportunity to acquire this truly stunning apartment located in one of Ramsgates' most iconic buildings right opposite the picturesque Royal Harbour and sea.

This property has prestigious architectural exteriors and equally beautiful interior design with high period coved ceilings, ornate cast iron fireplaces and marble flooring being just some of the desirable aspects of this truly unique apartment.

The spacious and flexible accommodation of this home comprises a sweeping 40' entrance hall, quality fitted kitchen with integrated appliances, 21'1" lounge, 15'1" dining room, three bedrooms, well appointed bathroom and a separate cloakroom/w.c.

Viewing is essential to appreciate the views and space on offer here so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## The Apartment

### Location

As you walk up from the Harbour via Madeira Walk, there are stairs leading up to a pathway with a wrought iron gate leading to the main entrance. There is also an open archway further up Madeira Walk which provides vehicle access to the apartment building.

### Communal Entrance

Entrance is via a wooden entrance door into an inviting hallway. This entrance hall has a fitted brush mat and very attractive Terrazzo (marble composite) flooring and corniced ceilings. To the left are the stairs to Apartment 2, straight ahead is the entrance door to Apartment 1.

### Apartment Entrance Hall

40' (12.19m) Approx. A beautifully curved and sweeping hallway with a decorative archway and doors leading to all rooms. There are three large inset cupboards, one housing the meters, one housing the boiler and tank and one serving as a utility cupboard which has space and plumbing for a washing machine and tumble dryer. There is Terrazzo (marble composite) flooring, a radiator and four windows to the rear.

### Lounge

6.43m x 4.99m (21' 1" x 16' 4") This lounge has a triple bay fronted window offering direct harbour views. There are corniced ceilings, carpet flooring, picture rails, two radiator, two window seats and a feature cast iron fireplace with marble surround.

### Dining Room

4.61m x 4.61m (15' 1" x 15' 1") A lovely room which has a large bay window to the rear overlooking Madeira Walk, corniced ceilings, picture rails, a radiator, carpet flooring and a feature open cast iron fireplace.

### Kitchen

3.89m x 2.27m (12' 9" x 7' 5") A quality range of fitted and matching wall and base units inset to contrasting work surfaces and ceramic butler sink. There is a built in double oven, fridge, dishwasher, microwave and a four burner gas hob with extractor over, a glazed window to the rear with a radiator beneath and coved ceilings.

### Cloakroom/W.C

There is a w.c. with high level cistern, wash hand basin, radiator, the floors are tiled, there is a glazed window to the front with obscure glass and the ceilings are coved.

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### **Bedroom One**

20' 9" x 15' 4" (6.32m x 4.67m) This bedroom has two large windows to the side / front with fantastic views over the harbour. There are corniced ceilings, carpet flooring, picture rails, a feature cast iron fireplace with marble surround, a door leading into an inset storage cupboard and two radiators.

### **Bedroom Two**

5.51m x 5.00m (18' 1" x 16' 5") A lovely sized room with two large glazed windows offering harbour views. There is a feature cast iron fireplace with marble surround, coved ceilings, picture rails, carpet flooring, a door leading into a large walk in closet which has an orial window plus there is a further radiator in the bedroom.

### **Bedroom Three**

3.01m x 1.85m (9' 11" x 6' 1") This room has a window to the rear, a radiator and carpet flooring.

### **Bathroom**

12' x 11' 5" (3.66m x 3.48m) An 'L' shaped three piece bathroom suite comprising roll top claw foot bath with shower attachment to mixer taps, a walk in shower cubicle, low level w.c and a contemporary circular bowl basin. There are two wall mounted heated towel rails, two glazed windows to the front overlooking the harbour and a radiator.

### **Lease Infomation**

Term of lease is 199 years from 1 January 2000.



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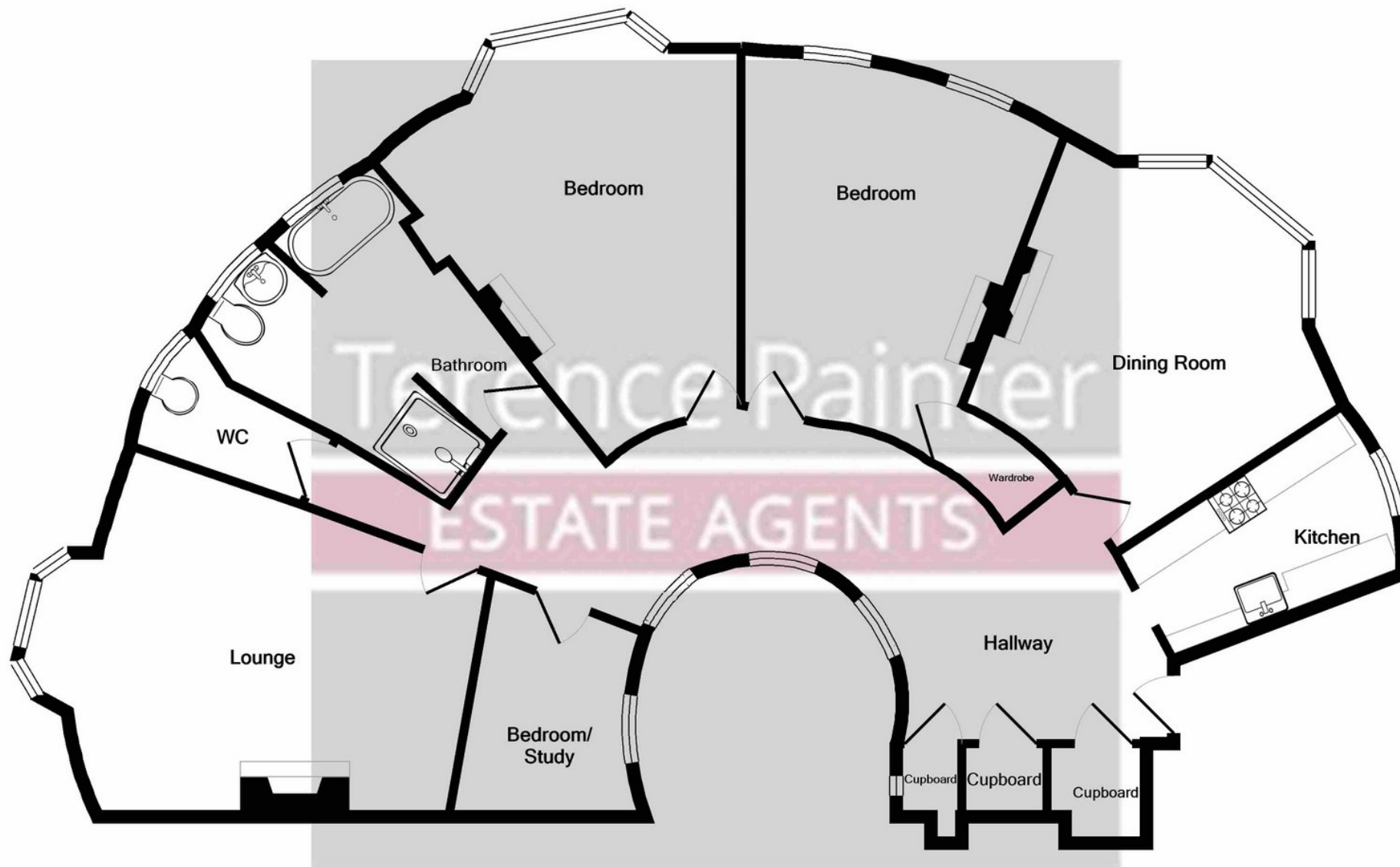


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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Total Approx. Floor Area 1668 Sq.Ft. (155.0 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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