

Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- Two Double Bedrooms
- No Forward Chain
- Allocated Parking Space
- Double Glazing
- Gas Fired Central Heating
- Close to Westwood Cross Shopping Centre
- Bathroom with Bath & Shower
- Idea First Time Buy or Buy to Let Property
- Kitchen with Integrated Appliances & Granite Worktops



Flat 1, 1 Saddlers Mews, Haine Road RAMSGATE, Kent. CT125LN.

Leasehold £175,000

## NEWLEY REDECORATED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PARKING & NO FORWARD CHAIN!

This generous size apartment is being offered with no forward chain and benefits from spacious, bright and airy living accommodation including a welcoming entrance hall, double aspect 15'6" lounge/diner with sliding doors to a well appointed shaker style kitchen with integrated appliances and granite worktops. There are two double bedrooms with both benefiting from fitted wardrobes and an impressive size bathroom with bath and shower.

This property is situated in a modern development close to the Westwood Cross Retail Park and giving easy access to motorway links. This would make a perfect buy to let investment or second home. Viewing is highly recommended via Terence Painter Estate Agents in order to appreciate what is on offer, so call today on 01843 866 866 to arrange your appointment.

### Ground Floor

#### Communal Hallway

Entrance via a double glazed door into a communal hallway with cupboard housing electric meters. There is a door to the apartment.

#### Hallway

The entrance hall has wood flooring, with a large storage/coat cupboard housing the electric consumer unit and alarm system. Also in the hallway there is a radiator and entry phone system with ceiling coving and doors to rooms.

#### Lounge/Diner

15' 6" x 11' 10" (4.72m x 3.61m) A bright, spacious, dual aspect room with double glazed windows to two sides and sliding doors to the kitchen. There is wooden flooring, radiator, telephone point and television aerial point.

#### Kitchen

11' 10" x 6' 8" (3.61m x 2.03m)

There is a range of matching wall and base units with granite work surfaces and splash backs. There is a one and a half bowl stainless steel sink unit with mixer taps and single drainer. The kitchen has integrated appliances including an electric oven and gas hob with extractor over, washer/dryer, fridge and freezer. There are inset spotlights to the ceiling and under unit lights. The floor is tiled and there is a cupboard housing the combination boiler. This room also benefits from plinth heaters and two double glazed windows to the side and front.

#### Bedroom

11' 11" x 9' 9" (3.63m x 2.97m)

This room is carpeted and has a built-in wardrobe to one side with a double glazed window to the rear of the apartment. There is a television aerial & telephone points, radiator and the ceiling is coved.

#### Bedroom

11' 9" x 8' 6" (3.58m x 2.59m)

A carpeted room with a double glazed window to the rear of the apartment, a good sized built in wardrobe and a radiator.

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**£175,000**

## Bathroom

8' 6" x 7' 8" (2.59m x 2.34m) A bright bathroom with a white four piece suite, comprising of a panelled bath with shower attachment to mixer taps, a low-level w.c., wall mounted basin with mixer taps and a shower cubicle with power shower. The floor is tiled, there is an electric shaving point, radiator, extractor fan and the ceiling is coved.

## Exterior

### Parking Space

The apartment has one parking space and the development also has visitors parking.

### Council Tax Band

The Council Tax Band is B.

### Lease Information

This property is being sold with the remainder of a 125 year lease which commenced in 2006 (approximately 108 years remaining). The ground rent is £172 every six months and the annual maintenance fee is approximately £2,000.

### Agents Note


In accordance with section 21 of the Estate Agents Act 1979, we would advise any prospective purchaser that the seller of this property is related to a member of staff of Terence Painter Estate Agents.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

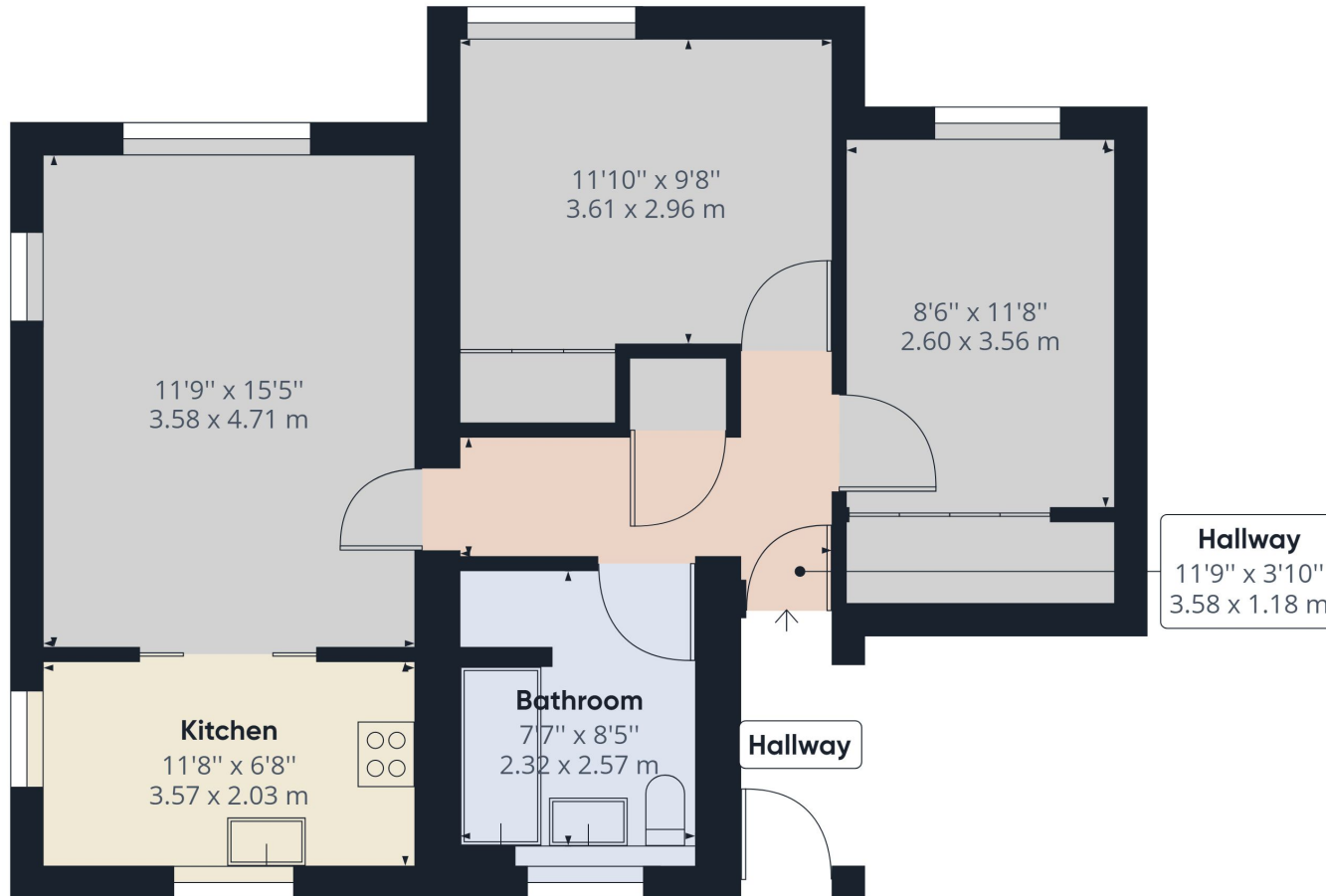


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>**

660.62 ft<sup>2</sup>  
61.37 m<sup>2</sup>

(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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