



Terence Painter

ESTATE AGENTS

- No Chain!
- Two Bedroom Apartment
- Ground Floor
- Beautiful Turn Key Condition
- 14'1" Lounge
- 19'0" Principal Bedroom with En-Suite
- Kitchen with Marble Worktops & Breakfast Bar
- Well Appointed Bathroom & En-suite

Flat 5, 19-23 George Street, Ramsgate, Kent. CT119HN.

Leasehold Share of Freehold £219,000

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT IN THE SOUGHT AFTER RAMSGATE AREA BEING, OFFERED TO THE MARKET WITH NO FORWARD CHAIN!

This lovely property is coming to the market in turn key condition with a stylish finish throughout. There is front and rear access to the communal entrance, the rear provides wheelchair and pushchair entry. Internally the apartment comprises a welcoming entrance, 14'1" lounge with a large marble breakfast bar that is shared with the kitchen offering seating on both sides. Kitchen with marble countertops and breakfast bar, a very large 19'0" principal bedroom with a well appointed en-suite shower room, second double bedroom and a family bathroom. Externally to the rear of the property there is a local public parking area, with permits available through the council.

This property is located in the sought after Ramsgate area and is within walking distance to the bustling High Street, local shops, amenities, restaurants, bars, beaches and the harbour.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERNAL

### Communal Entrance

There is front and rear communal access. The front has a secure door with a buzz-in entry system and the rear provides wheelchair entry.

### Entrance Hallway

2.25m x 1.08m (7' 5" x 3' 7") Entrance into the property is gained via a secure wooden door. The entrance hall has an entry phone, radiator, downlights and wood effect flooring.

### Lounge

4.31m x 3.92m (14' 2" x 12' 10") Featuring a large double glazed window to front, television point, shared breakfast bar with kitchen with seating on both sides, wall mounted lighting, radiator and wood effect flooring.

### Kitchen

2.87m x 2.70m (9' 5" x 8' 10") The kitchen has high and low level kitchen units, freestanding fridge-freezer, washing machine and dishwasher. Integrated electric oven, induction hob and stainless steel sink unit inset to marble countertop, marble breakfast bar, radiator, localised splashback wall tiling, down lights and tiled flooring.

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### Principal Bedroom

5.82m x 3.18m (19' 1" x 10' 5") Offering two double glazed windows to front, an abundance of floor space, radiator, stone effect flooring and a well appointed en-suite shower room.

### En-Suite Shower Room

3.19m x 1.19m (10' 6" x 3' 11") The en-suite has a shower cubicle with glass sliding door and rainfall shower head, sink unit, low level w.c, radiator, mostly tiled walls, downlights and stone effect flooring.

### Bedroom Two

3.59m x 3.23m (11' 9" x 10' 7") Bedroom two has two double glazed windows to front, radiator and stone effect flooring.

### Family Bathroom

2.15m x 2.06m (7' 1" x 6' 9") The bathroom features a panelled bath with handheld shower attachment, sink unit, low level w.c, radiator, partly tiled walls and stone effect flooring.

### Lease Information

Lease length - 999 years from 25 December 2003.

Service charge - £309.28 quarterly.

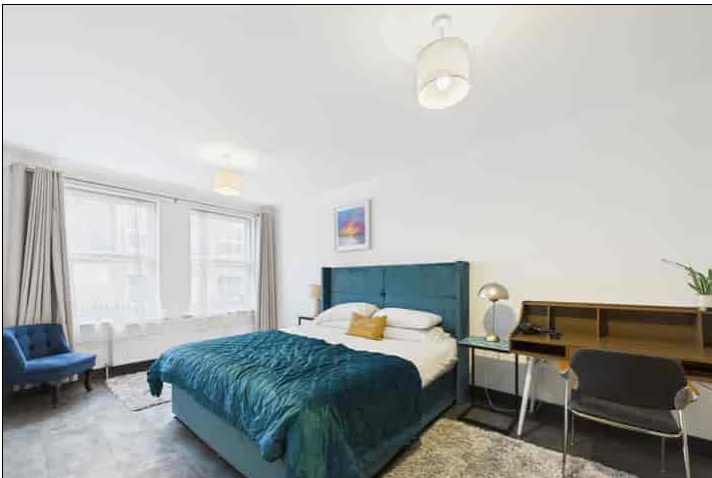
Currently rated for business rates - Council Tax Band was previously rated B.



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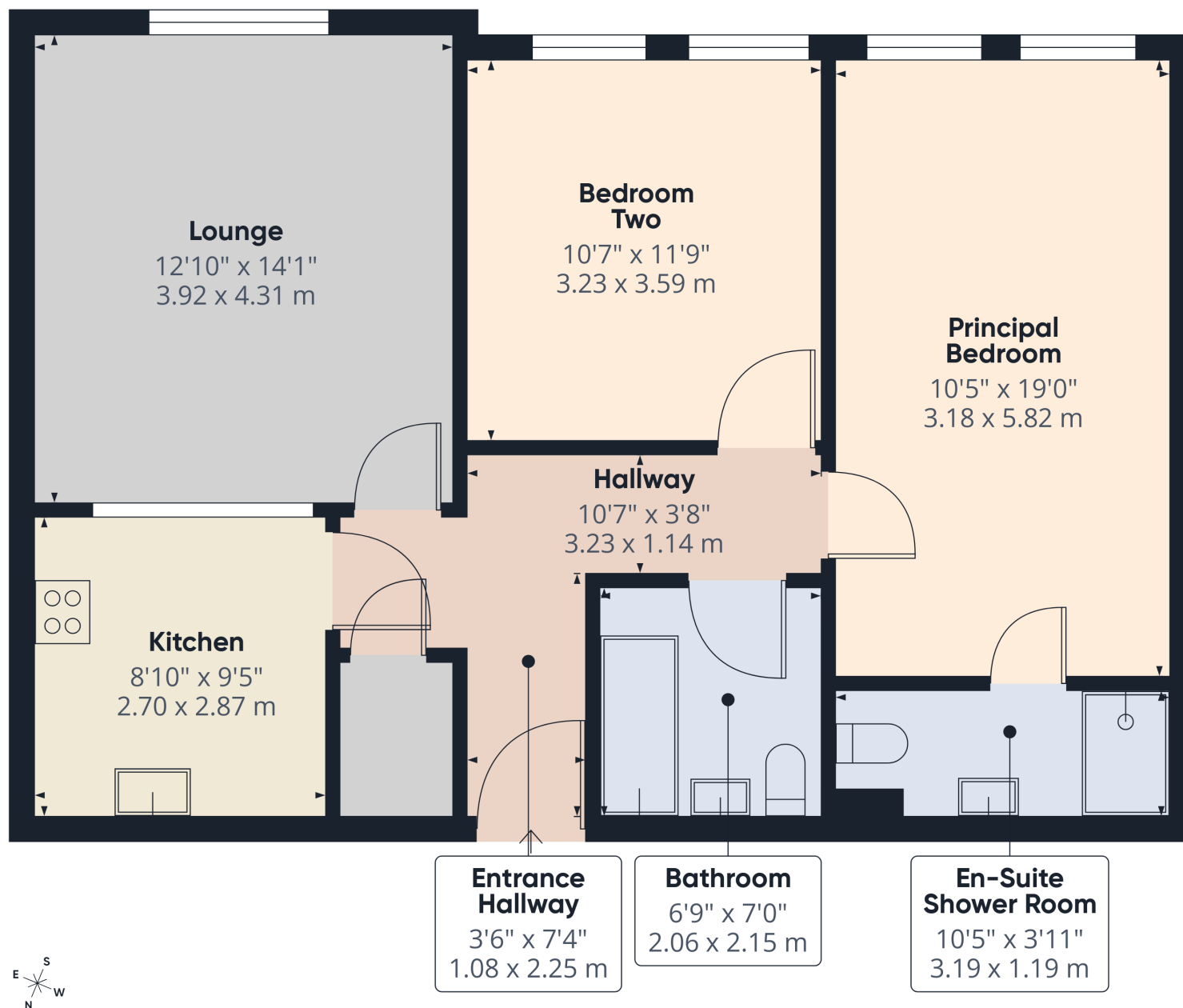


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU 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.

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Approximate total area<sup>(1)</sup>

784 ft<sup>2</sup>  
72.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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