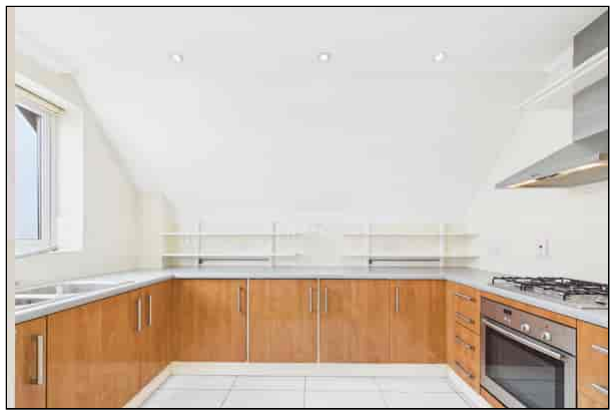

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- Second Floor Flat
- Two Double Bedrooms
- No Forward Chain
- Allocated Parking Space
- Double Glazed
- Gas Central Heating
- Close to Westwood Cross Shopping Centre
- Well Appointed Kitchen with Appliances
- Stunning Bathroom
- Ideal First Time Buy or Buy to Let
- Principle Bedroom with Adjoining Dressing Room/Home Office

Flat 3 2 Saddlers Mews, Ramsgate, Kent. CT12 5LN.

Leasehold £160,000

Truly Stunning & Recently Redecorated Two Double Bedroom Top Floor Apartment – With Parking & No Forward Chain

This beautifully presented and generously proportioned top floor apartment is offered to the market with no forward chain and has been recently redecorated to a high standard throughout. The property offers bright, penthouse-style living accommodation, beginning with a welcoming 12'2" entrance hall. The spacious 15'1" dual-aspect living room is filled with natural light and features sliding doors leading to a well-appointed fitted kitchen with integrated appliances.

There are two double bedrooms, including a superb principal bedroom with feature vaulted ceilings, fitted wardrobes, and a separate adjoining dressing room, which could also serve perfectly as a home office or study. The apartment also benefits from a stunning contemporary bathroom.

Located within a modern development close to Westwood Cross Retail Park, the property offers convenient access to a wide range of shops, restaurants and leisure facilities, as well as excellent transport and motorway links. This fantastic apartment would make an ideal first-time purchase, buy-to-let investment, or second home. Early viewing is highly recommended to fully appreciate everything this property has to offer. Please contact Terence Painter Estate Agents on 01843 866 866 to arrange your viewing appointment.

Ground Floor

Communal Entrance

There is a secure part glazed communal front door leading to the communal entrance hall with carpeted stairs to all floors

Second Floor

Flat Entrance

Access is via a wooden door to the entrance hall.

Entrance Hall

3.72m x 1.48m (12' 2" x 4' 10") This welcoming entrance hall features a loft hatch, built in cupboard housing the combination boiler, radiator, carpet flooring and doors leading off to the living room, bathroom and bedrooms.

Living Room

4.61m x 3.54m (15' 1" x 11' 7") This impressive size double aspect lounge features double glazed windows to the rear and side of the property with delightful elevated views. There are sliding pocket doors to the kitchen, radiator, media points and carpet flooring.

Flat 3 2 Saddlers Mews, Ramsgate, Kent. CT12 5LN. **£160,000**

Kitchen

3.55m x 2.10m (11' 8" x 6' 11") There is a range of matching wall and base units with roll work surfaces and tiled 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 the floor is tiled. This room also benefits from plinth heaters and a double glazed window to the rear with elevated views.

Principle Bedroom

3.62m x 2.97m (11' 11" x 9' 9") This room won't fail to impress with feature vaulted ceilings and large double glazed windows to the side of the property, fitted wardrobes, media points, down lights, radiator and carpet flooring. There is a door to the dressing room/home office.

Dressing Room/Home Office

2.56m x 2.08m (8' 5" x 6' 10") There is a double glazed window to the side of the property, fitted wardrobes, down lights, radiator and wooden flooring.

Bedroom Two

3.58m x 2.33m (11' 9" x 7' 8") There is a double glazed window to the front of the property, radiator and carpet flooring.

Bathroom

2.56m x 2.20m (8' 5" x 7' 3") This generous size bathroom features a P shaped bath with chrome mixer tap with shower attachment, pedestal was hand basin, low level w.c, chrome ladder style towel radiator, electric shaver point, down light, extractor and fully tiled walls and flooring.

Parking

This flat benefits from an allocated parking space. There are a number of visitors parking spaces on a first come first served basis.

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 £181.30 every six months and the annual maintenance fee is approximately £2,400.

Council Tax Band

The council tax band is B.

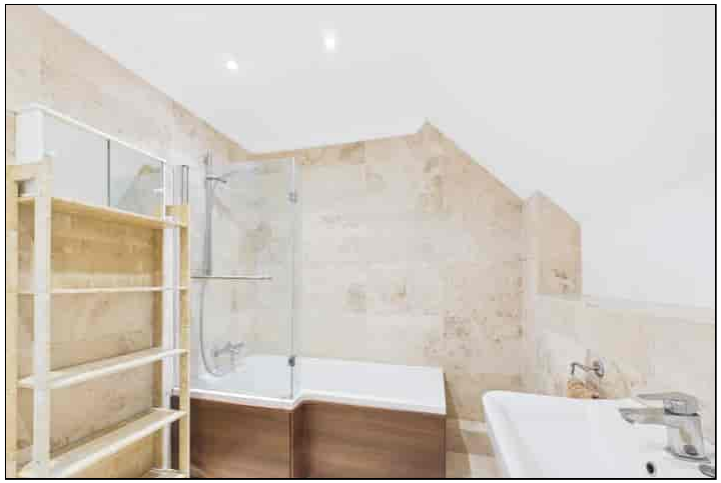
Flat 3 2 Saddlers Mews, Ramsgate, Kent. CT12 5LN. **£160,000**

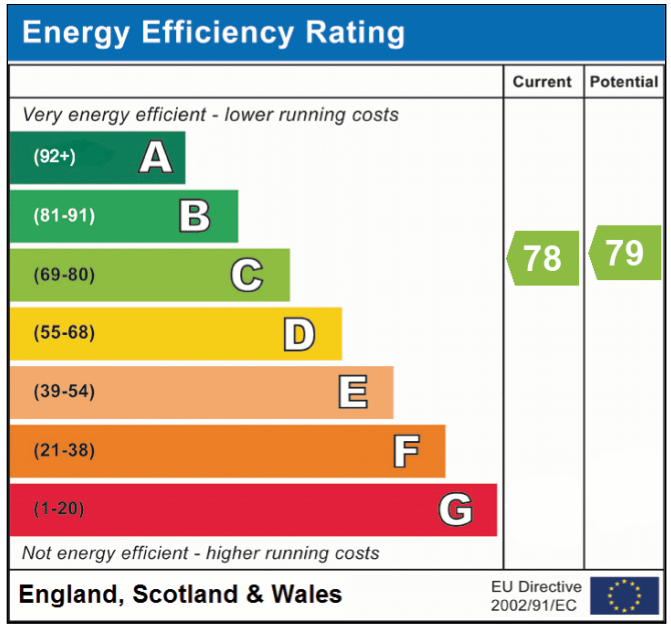
Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

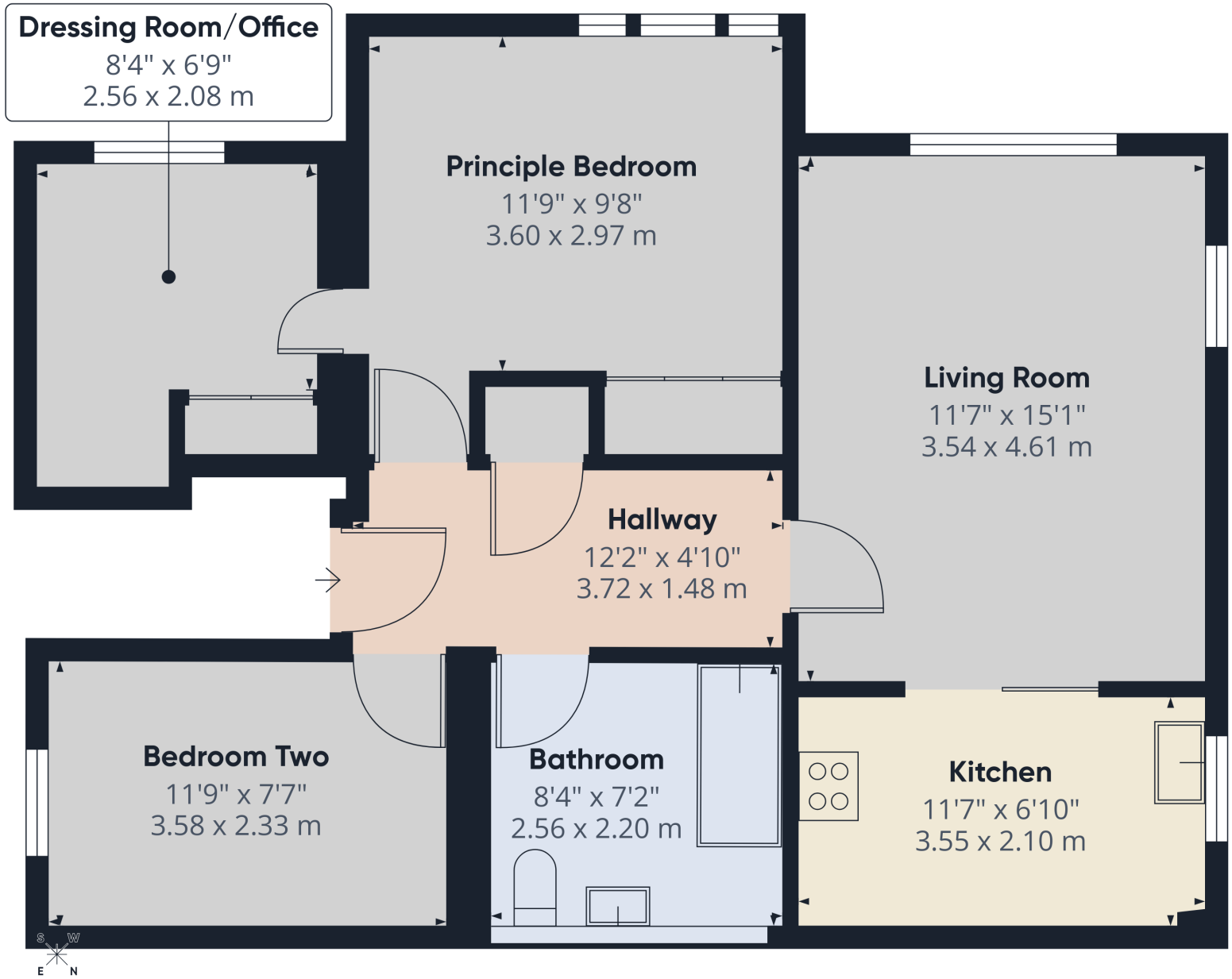
Flat 3 2 Saddlers Mews, Ramsgate, Kent. CT12 5LN. **£160,000**





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)

687 ft²

63.8 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Flat 3 2 Saddlers Mews, Ramsgate, Kent. CT12 5LN.

£160,000