

Terence Painter

ESTATE AGENTS

- Purpose Built Apartment
- One Bedroom Apartment
- Ideal Buy to Let or First Time Buy
- Bright & Airy Lounge
- Fitted Kitchen & Bathroom
- No forward Chain
- Close to Ramsgate Train Station & Town
- Close to Westwood Cross Shopping Centre



107 Clements Road, Ramsgate, Kent. CT126UF.

Leasehold £99,995

EXCELLENT BUY TO LET PROPERTY OR FIRST TIME BUY IN THE HEART OF RAMSGATE! Terence Painter Estate Agents are proud to be marketing this one bedroom purpose built second floor apartment. The property is ideally situated and offers easy access to the popular Westwood Cross shopping centre and Ramsgate's Royal Harbour and High Street. Inside the property boasts one double bedroom, large storage room, bathroom, bright and airy lounge and a fitted kitchen. Viewing is recommended so call 01843 866866 today to arrange your viewing. Sole Agents.

Ground Floor

COMMUNAL STAIRS

Leading to the first and second floor.

Second Floor Communal Balcony

Hallway

Via hardwood frosted glass front door.
Radiator and doors to all rooms.

Bathroom

2.22m x 1.67m (7' 3" x 5' 6") Double glazed frosted glass window to the rear, radiator, tiled walls, panelled bath, low level w.c, pedestal wash hand basin and wall heater.

Store Room

1.83m x 2.24m (6' 0" x 7' 4") Meter cupboard and shelving.

Bedroom

3.56m x 3.17m (11' 8" x 10' 5") Double glazed window to the front, radiator and coving.

Lounge

4.17m x 3.08m (13' 8" x 10' 1") Double glazed window to the front, radiator, television point, internal frosted glass window to the kitchen, coving and door in to the kitchen.

Kitchen

2.58m x 2.40m (8' 6" x 7' 10") Range of matching wall and base units with roll top work surfaces, inset sink and drainer unit with taps over, space and plumbing for cooker, fridge/freezer, washing machine, cupboard housing boiler, store cupboard, radiator and double glazed window to the rear.

107 Clements Road, Ramsgate, Kent. CT126UF.

£99,995

Lease & Charges

The vendor has advised us that there is approximately 89 years remaining on the lease.

Ground Rent is £10 a year

Maintenance is paid in March & October and is approximately £600 a year.

The Freehold is owned by Thanet Council




107 Clements Road, Ramsgate, Kent. CT126UF.

£99,995



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	69	69
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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.