

Terence Painter

ESTATE AGENTS



- Two Bedroom Flat
- First Floor
- No Forward Chain
- Informal Off Street Parking
- 14'1" Living Room with Feature Fireplace
- Double Glazing
- Central & Sought After Location
- Located Within Yards Of the Shops, Schools & Transport Links
- Some Updating Required



193A St Lukes Ave, Ramsgate, Kent. CT11 7HS.

Freehold £180,000

NO FORWARD CHAIN – TWO BEDROOM FIRST FLOOR FLAT
IDEALLY LOCATED CLOSE TO LOCAL AMENITIES AND
TRANSPORT LINKS

This generously sized first floor flat is ideally situated in central Ramsgate and, in our opinion, would make an ideal first-time purchase, buy-to-let investment, or holiday home. The accommodation comprises two double bedrooms, a 14'1" living room, fitted kitchen, and bathroom. To the front of the property there is informal off-street parking.

The property is conveniently located within approximately 1.5 miles of Westwood Cross Shopping Centre, Ramsgate town centre, and the Royal Harbour, offering a wide selection of shops, bars, and restaurants.

In addition, the property is ideally situated within just yards from local shops, schools, and transport links. Call Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the communal hallway is via a part glazed wooden door. There is a further wooden door to the flat with stairs up to the entrance hall.

First Floor

Entrance Hall

There is an access hatch to the loft space, fitted cloak cupboard, carpet flooring and doors leading off to all rooms.

Living Room

4.29m x 3.98m (14' 1" x 13' 1") This impressive size room features a double glazed bay window and separate window to the front of the property which floods this room with light. There is a feature tiled fireplace, electric radiator and carpet flooring.

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Kitchen

3.24m x 1.62m (10' 8" x 5' 4") There is a double glazed window to the rear of the property, range of fitted kitchen units with space and plumbing for a cooker, washing machine and fridge/freezer. There is a stainless steel sink unit inset to wood effect roll top worksurfaces, localised tiled walls and tiled flooring.

Bedroom One

4.16m x 2.97m (13' 8" x 9' 9") There is a double glazed window to the rear of the property, electric radiator and carpet flooring.

Bedroom Two

4.27m x 1.84m (14' 0" x 6' 0") There is a double glazed window to the front of the property, electric radiator and carpet flooring.

Bathroom

2.32m x 1.32m (7' 7" x 4' 4") There is a frosted double glazed window to the rear of the property, panelled bath with mixer tap, low level w.c, wash hand basin, tiled walls and flooring.

Lease Information

The property is freehold with reciprocal maintenance rights / obligations with the owner of the ground floor flat.

Council Tax Band

The council tax band is A.

Parking

To the front of the property is a block paved driveway which provides informal (No dropped kerb) off street parking. There is unrestricted street parking close to the property.

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Agents Note

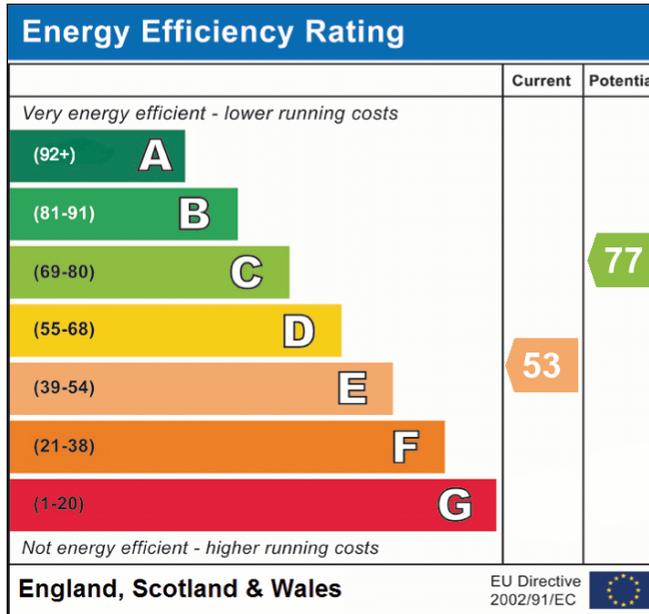
Anti Money-Laundering Checks

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.



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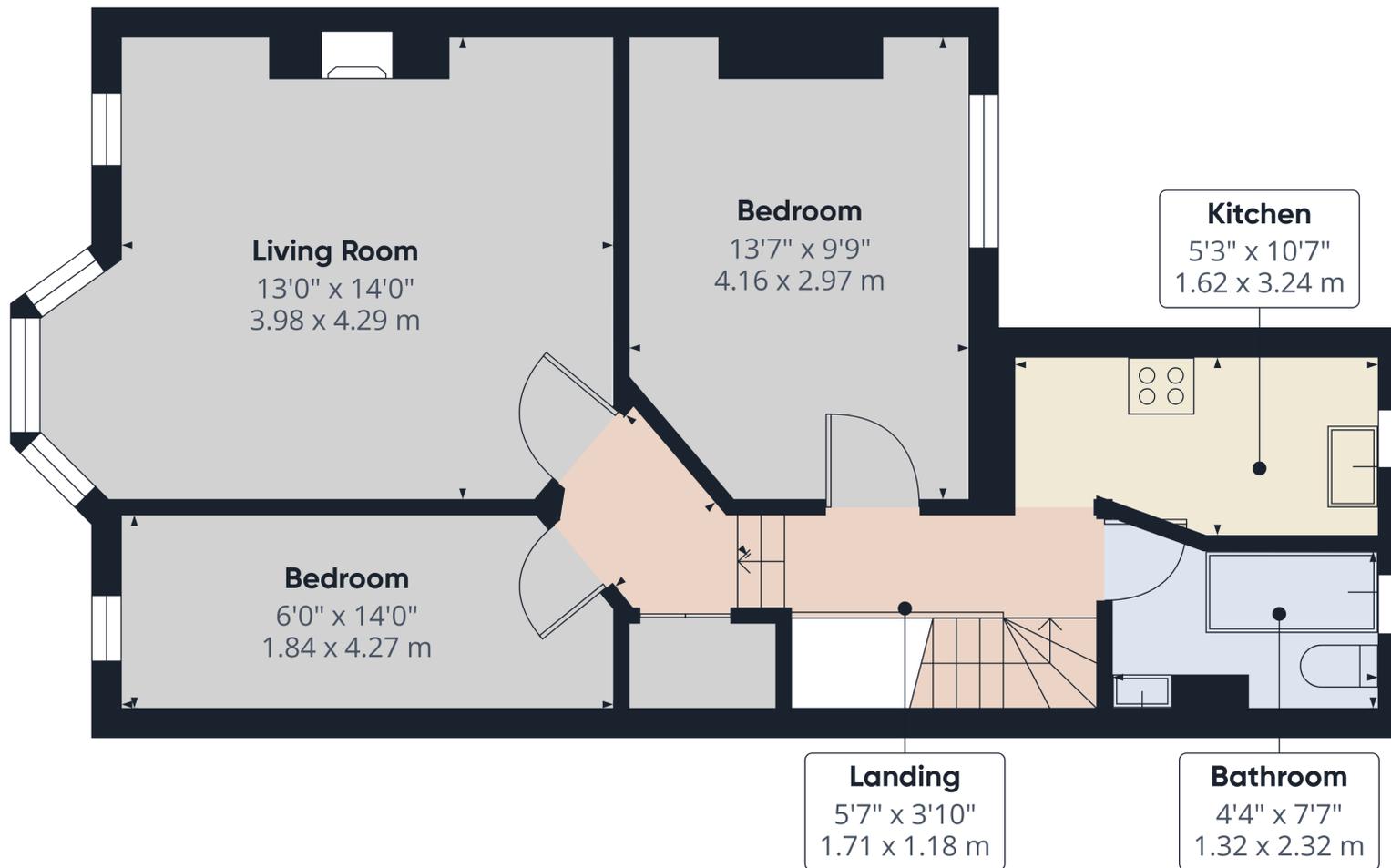


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

537 ft²
49.9 m²

(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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