



Terence Painter

ESTATE AGENTS

- Three bedroom Maisonette
- Open-plan Living Area
- Bathroom/W.C.
- Roof Terrace
- Fitted Kitchen
- Investment Opportunity
- New Lease



Flat 1, 34a High Street, Ramsgate, Kent. CT119AG.

Leasehold £185,000

MODERN THREE BEDROOM MAISONETTE WITH ROOF TERRACE IN CENTRAL LOCATION

This three bedroom first and second floor maisonette is located in the heart of Ramsgate, within easy walking distance of the Royal Harbour & Ramsgate's vibrant sea front. The property has recently been fully refurbished and now offers comfortable modern living arranged over two floors. There is an open-plan living room and kitchen, including some appliances, three bedrooms and a bathroom/W.C.

The property is currently let on an Assured Shorthold Tenancy at a rental of £1,150 per calendar month and could be available with the benefit of the existing tenancy or with vacant possession if preferred. The property will be sold with the benefit of a new 125year lease.

Ground Floor

Private Entrance

Entrance via composite front door with door intercom leading to lobby with carpeted stairs up to the first floor level.

First Floor

Landing

Carpeted flooring. Built in storage cupboard. Door entry phone. Stairs to second floor level.

Open Plan Living Room/Kitchen

5.640m x 4.380m (18' 6" x 14' 4") Two double glazed windows to front. Electric radiator. Fitted carpet. Fitted kitchen with integrated electric oven, hob and extractor. Space for fridge-freezer. Space and plumbing for washing machine. Stainless steel sink unit inset to work surface area and breakfast bar.

Second Floor

Landing

3.680m x 1.930m max (12' 1" x 6' 4" max) Fitted carpet. Double glazed door leading out to roof terrace. Door entry phone.

Bedroom One

3.890m x 2.290m (12' 9" x 7' 6") Double glazed window to front. Fitted carpet. Electric radiator.

Bedroom Two

3.00m x 1.970m (9' 10" x 6' 6") Double glazed window to front. Fitted carpet. Electric radiator.

Bathroom/W.C.

Fitted with modern white suite comprising panelled bath with shower over, pedestal wash hand basin with mirror and electric shaver point over and low level W.C. Electric radiator. Vinyl flooring.

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Bedroom Three

2.970m x 2.100m (9' 9" x 6' 11") Double glazed window to rear. Fitted carpet. Electric radiator.

Roof Terrace

5.290m x 4.030m (17' 4" x 13' 3") Sunny roof terrace with outside light.

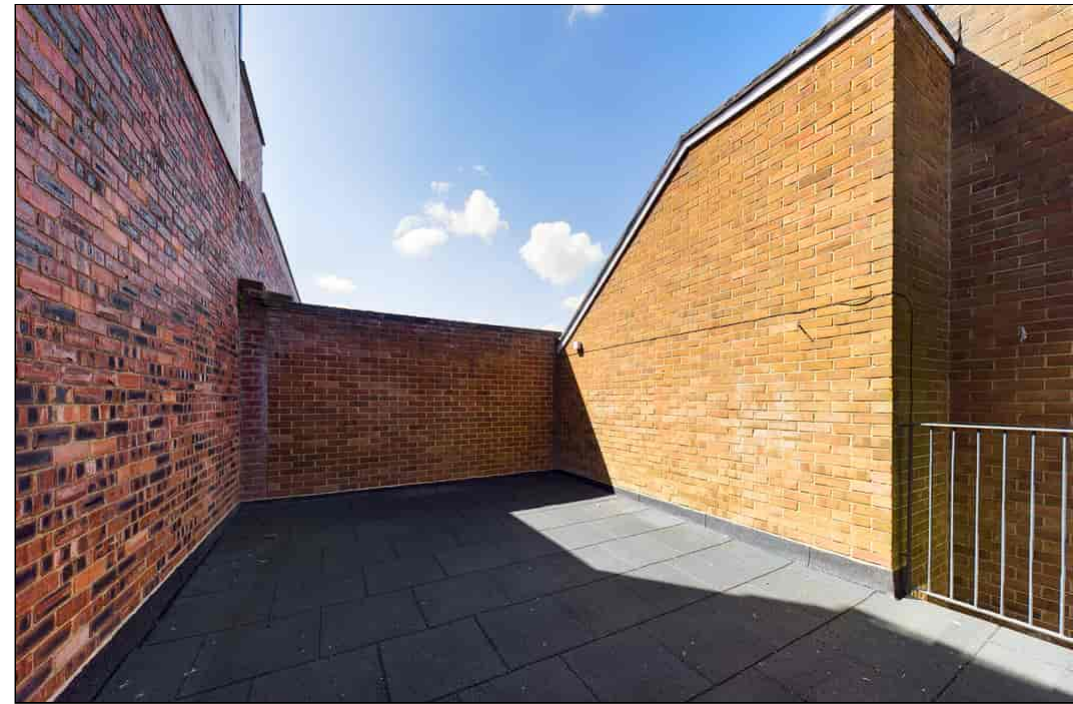
Lease

We are advised by the vendors that the property is to be sold with the benefit of a new 125year lease.

Ground rent and service charges details are to follow.

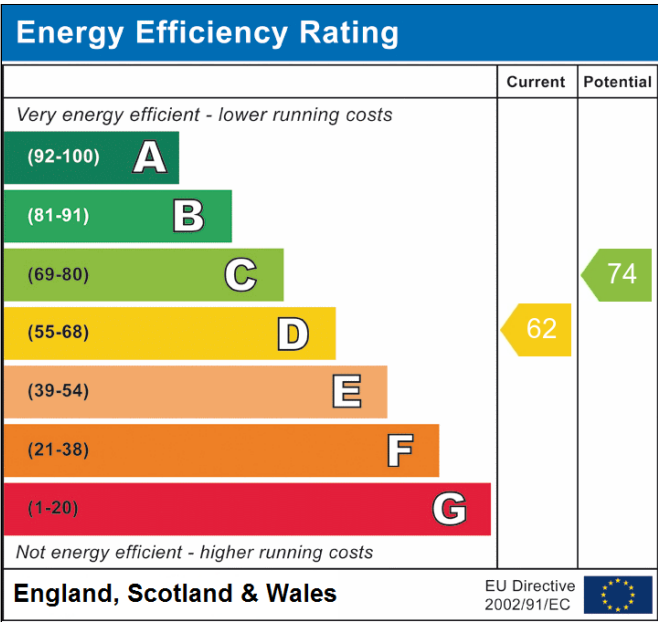
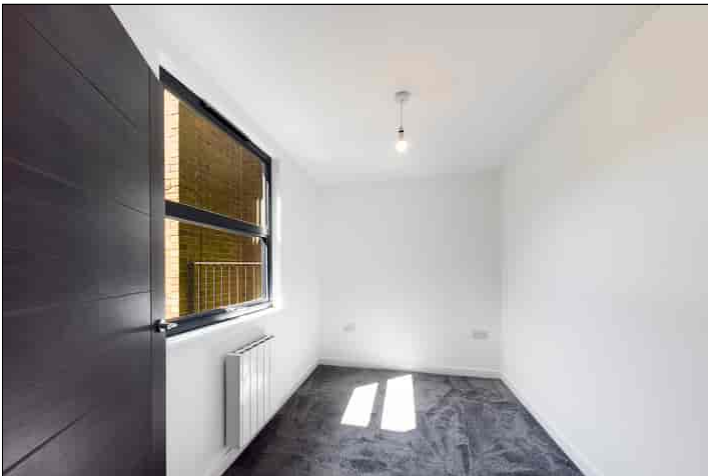
Council Tax - Band B

EPC Rating - 62 Band D



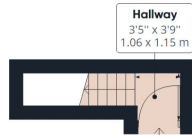
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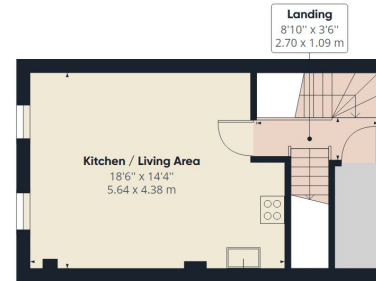


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

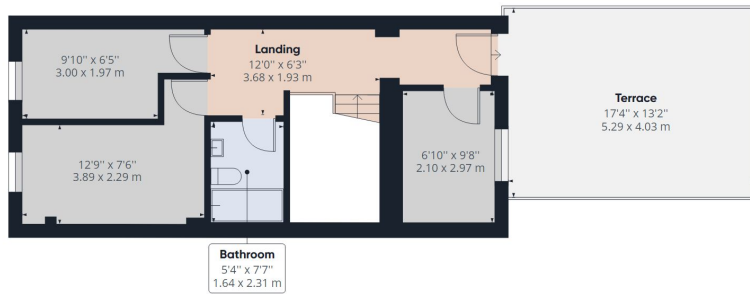
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

765.57 ft²

71.12 m²

(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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