



Terence Painter

ESTATE AGENTS

- One Bedroom
- Newly Refurbished
- Second Floor Flat
- Located Close To The High Street, Royal Harbour, Beach & Transport Links
- Grade II Listed Building
- Fitted Kitchen With Appliances
- New 999 Year Lease
- Some Original Features
- Stunning Newly Fitted Shower Room
- No Forward Chain

Flat 4 18 Royal Road, Ramsgate, Kent. CT119LE.

Leasehold Share of Freehold £139,500

STUNNING REFURBISHED ONE BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN YARDS OF RAMSGATES' PICTURESQUE ROYAL HARBOUR, SANDY BEACHES AND BUSTLING HIGH STREET!

Occupying the second floor level of this attractive Grade II listed Regency property is this impressive one bedroom flat which has recently undergone a refurbishment and is offered to the market in turn key condition and with no onward chain.

The well proportioned accommodation includes a double bedroom, modern shower room and an impressive and well defined open plan kitchen/living room which boasts a fitted kitchen with a range of appliances. This room also features two large sash windows to the front which offer stunning elevated views over spencer square and the tennis courts.

This home is perfectly located in one of Ramsgates' most desirable roads within just yards of the shops, sea front and picturesque royal harbour and sand beaches.

Offered to the market with no forward chain and a new 999 year lease, this property really would make a wonderful first time purchase, holiday home or investment so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

Ground Floor

Communal Entrance

Access into the communal entrance hall is via a secure wooden front door. There are carpeted stairs to all floors.

Second Floor

Apartment Entrance

Located on the second floor level, access into the flat is via a wooden front door. There is a storage cupboard located next to the door.

Open Plan Kitchen/Living Room

4.70m x 4.23m (15' 5" x 13' 11") This well defined room boasts two large sash windows to the front of the property which offer stunning elevated views over Spencer Square and the tennis courts. There is a range of fitted kitchen units with appliances including an electric oven/grill, gas hob with an extractor hood over, washing machine and a large fridge/freezer. There is a stainless steel sink unit inset to roll top worksurfaces, localised wall tiling and mosaic effect vinyl flooring. The living room area features a radiator, telephone point and carpet flooring

Bedroom

2.96m x 2.91m (9' 9" x 9' 7") There is a large sash window to the rear of the property, door to the shower room, built in cupboard housing the combination boiler, radiator and carpet flooring.

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Shower Room

2.30m x 1.76m (7' 7" x 5' 9") This newly fitted shower room can't fail to impress with a large corner shower cubicle with a fitted rain style shower head with a seperate hand shower attachment, low level w.c, wash hand basin with chrome mixer tap inset to a vanity unit with a complementing storage unit to the side and a fitted mirror over. There is a chrome towel radiator, extractor and vinyl flooring.

Lease Details

This flat is being sold with a new 999 year lease. The vendors have advised us that once all the flats in the property have been sold, each flat owner will be issued a share of the freehold.

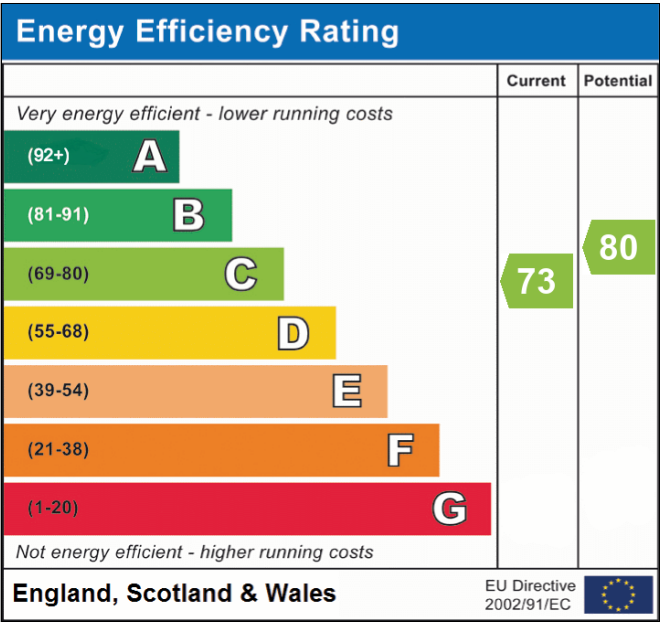
Council Tax Band

The council tax band is A.



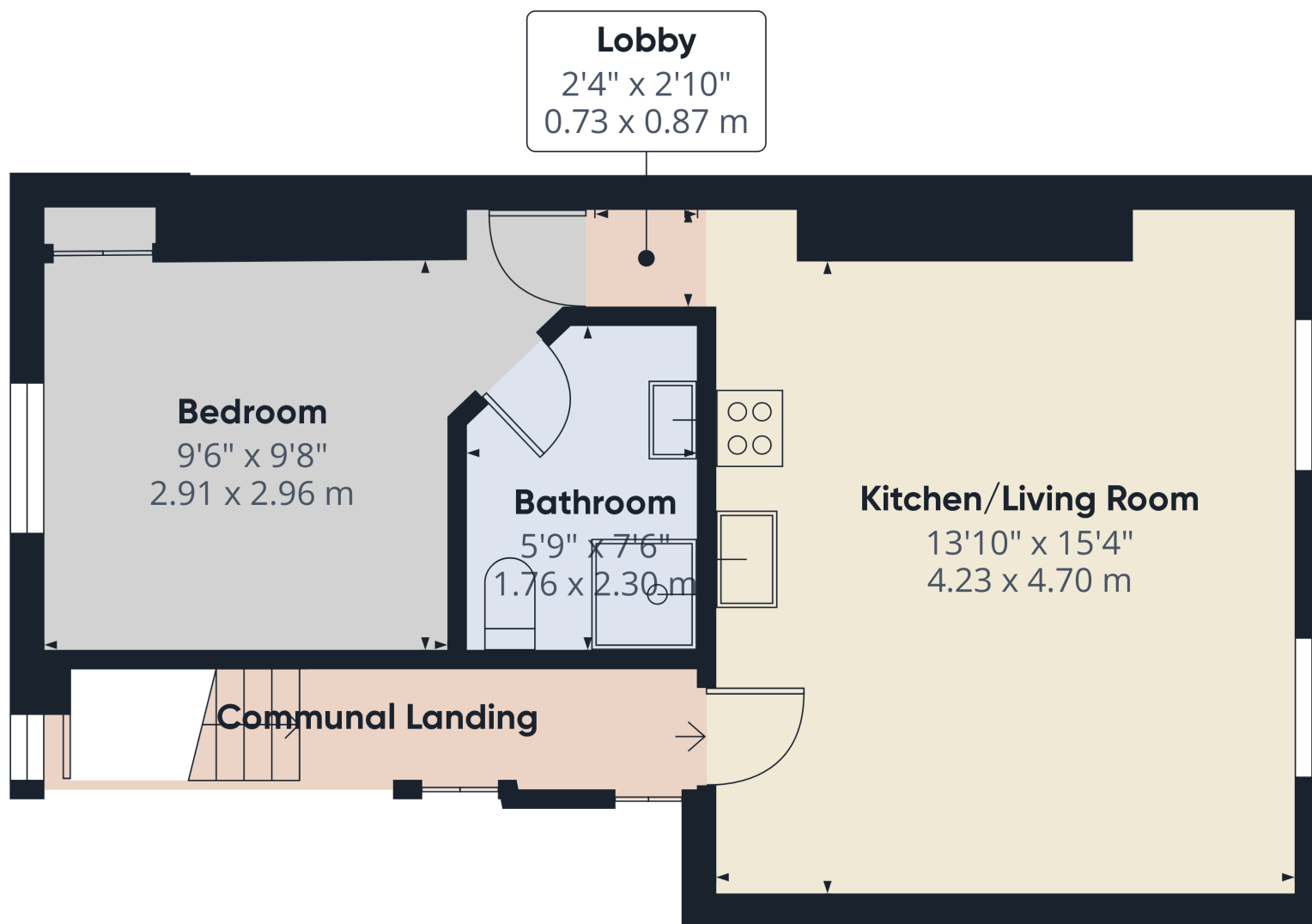
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.



Approximate total area⁽¹⁾

376.84 ft²

35.01 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.

Calculations are based on RICS IPMS 3C standard.

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