



Terence Painter

ESTATE AGENTS

- One Bedroom Garden Flat
- New 999 Year Lease
- Requiring Refurbishment
- No Forward Chain
- Located Close To The High Street, Royal Harbour, Beach & Transport Links
- Central & Sought After Location
- Some Original Features
- Fitted Kitchen
- Gas Central Heating

Ground Floor Flat 18 Royal Road, Ramsgate, Kent. CT119LE.

Leasehold £150,000

PUT YOUR STAMP ON THIS GROUND FLOOR GARDEN APARTMENT SITUATED WITHIN YARDS OF RAMSGATES' PICTURESQUE ROYAL HARBOUR, SANDY BEACHES AND BUSTLING HIGH STREET!

Occupying the ground floor level of this attractive Grade II listed Regency property is this good size one bedroom garden flat which does require updating and is being offered with no onward chain.

The well proportioned accommodation includes an open plan lounge/diner which enjoys views over Spencer Square, double bedroom, fitted kitchen, bathroom and a private garden to the rear.

This home is perfectly located in one of Ramsgate's' 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

Flat Entrance

Lounge/Diner

5.19m x 3.85m (17' 0" x 12' 8")

Kitchen

2.98m x 1.62m (9' 9" x 5' 4")

Bathroom

2.47m x 1.53m (8' 1" x 5' 0")

Bedroom

3.46m x 2.90m (11' 4" x 9' 6")

Exterior

Garden

Council Tax Band

The Council tax band is A.

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Lease Information

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.



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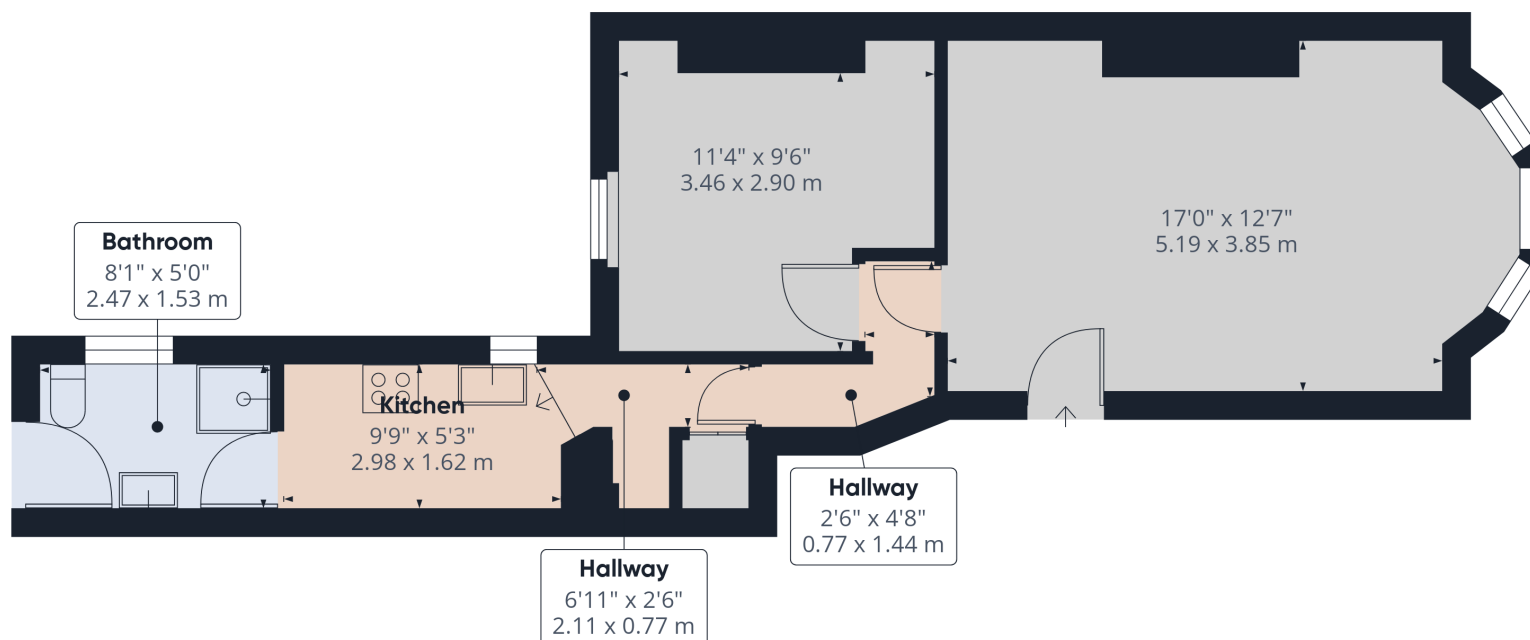


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.



Approximate total area⁽¹⁾

474 ft²

44.1 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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