



# Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- No Forward Chain
- Third Floor
- En suite Shower Room to Main Bedroom
- Lift & Stairs to All Floors
- Communal Garden
- Open Plan Kitchen/ Lounge/Dining Room
- Popular & Sought After Location
- Secure Allocated Parking Space
- Juliet Balcony in Living Room with Distant Sea View
- Fitted Kitchen & Integrated Appliances
- First Years Maintenance Fee Paid on Completion

**Flat 29, 35 The Grange, St Mildreds Road, Ramsgate, Kent. CT110EF.**

**Leasehold £169,500**

SPACIOUS THIRD FLOOR APARTMENT WITH NO FORWARD CHAIN LOCATED WITHIN ONE OF RAMSGATES MOST PRESTIGIOUS DEVELOPMENTS!

Offered to the market with no forward chain is this stunning two double bedroom third floor apartment with Juliet balcony located within the exclusive 'The Grange' development in one of Ramsgate's' most popular locations.

The accommodation includes an entrance lobby, welcoming entrance hall with cloak cupboard, open plan and well defined kitchen/living room with a wide range of integrated kitchen appliances within the living room area and featuring double glazed French doors which open to a Juliet balcony which offers a distant sea glimpse. There is a well appointed bathroom and two double bedrooms with the master having an en-suite shower room. The apartment also has the benefit of the use of the communal garden and a secure underground parking space.

This home is ideally positioned within close proximity to Ramsgate's High Street and Harbour-front with its stunning beaches, varied array of busy bars and restaurants. Within half a mile away from this home is the beautiful, family friendly beach making this property the ideal holiday retreat, weekend bolt-hole or permanent home. Viewing is strictly by appointment with the Selling Agents Terence Painter Estate Agents so call now on 01843 866866 to book your appointment.

## Ground Floor

### Communal Entrance

The communal entrance hall is accessed via a secure front door. There are stairs and lift to all floors and a door to the communal garden.

## Third Floor

### Entrance Lobby

4.06m x 1.10m (13' 4" x 3' 7") There is carpet flooring and a door to the flat.

### Entrance Hall

3.53m x 1.36m (11' 7" x 4' 6") There is a double cloak cupboard, wall mounted phone for the secure entry system, radiator and carpeted flooring.

### Open Plan Kitchen/Living Room

9.71m x 2.85m (31' 10" x 9' 4")

### Kitchen/Dining Area

The kitchen comprises a range of matching wall, base and drawer units with a range of integrated appliances. There is a stainless steel sink unit inset to roll top worksurfaces, downlights and laminate wood effect flooring. The dining area features a radiator and carpet flooring. This area is open to the living room area.

### Living Room Area

There are double glazed French doors to the front of the property which open to a Juliet balcony and offers a distant sea glimpse. This room also features a radiator, media points and carpet flooring.

### Bedroom One

4.11m x 2.96m (13' 6" x 9' 9") There is a double glazed window to the front which offers a distant sea glimpse, radiator, carpet flooring and a door to the en-suite shower room.

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### **En-Suite Shower Room**

1.70m x 1.70m (5' 7" x 5' 7") There is a fully tiled shower cubicle, low level w.c, pedestal wash hand basin with a fitted mirror over, chrome ladder style towel radiator, electric shaver point, down lights, extractor and fully tiled walls and flooring.

### **Bedroom Two**

There is a double glazed window to the front of the property which offer a distant sea glimpse, radiator and carpet flooring.

### **Bathroom**

2.34m x 1.70m (7' 8" x 5' 7") There is a panelled bath with shower over, low level w.c, pedestal wash hand basin with a fitted mirror over, chrome ladder style towel radiator, electric shaver point, down lights, extractor and fully tiled walls and flooring.

### **Parking & Communal Garden**

This property benefits from a secure allocated underground parking space with a lift and stairs to all floors.

The communal garden is accessible from the ground floor communal entrance hall.

### **Lease Information**

Our vendor has advised us that the flat is leasehold - 125 years from Mar 2008. The service charge is £2700 pa with a £100 ground rent. The first years maintenance fee will also be paid for upfront on completion by the vendor.

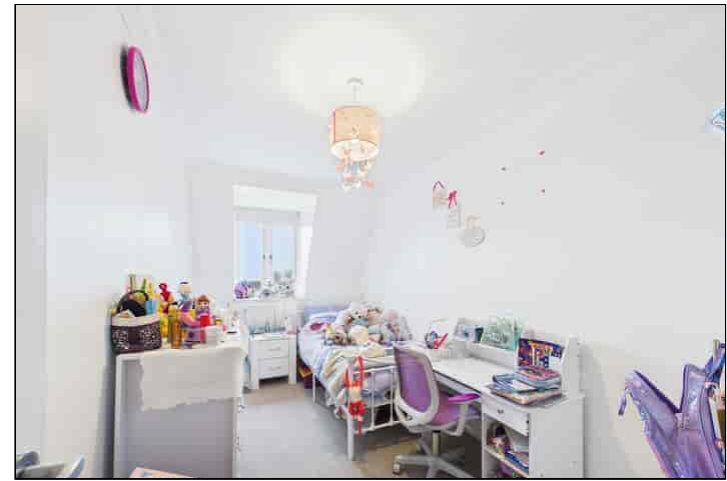
### **Council Tax Band**

The council tax band is B.



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TERENCE PAINTER.

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