



- Chain Free
- Studio Flat
- Separate Kitchen
- Spacious Bathroom

### Flat 4, 4 Truro Road, Ramsgate, CT11 8DB

£140,000

Located within this beautiful period building we offer for sale this spacious studio apartment. With a rejig and some clever planning there is scope to make a sleeping platform over the sitting room and plenty of opportunity to put your own stamp on it. Surprisingly there is a separate, spacious kitchen plus a large bathroom and entrance hallway. Set close to the clifftops not to mention the sandy beaches and Royal harbour. There are plenty of cafes, restaurants and bars dotted around the harbour, plus the shops in Ramsgate town centre that include Waitrose. The property is available as a chain free purchase has gas central heating and will come with a new 125 year lease.



## Property Description

### THE PROPERTY

Located within this beautiful period building we offer for sale this spacious studio apartment. With a rejig and some clever planning there is scope to make a sleeping platform over the sitting room and plenty of opportunity to put your own stamp on it. Surprisingly there is a separate, spacious kitchen with views over the shared garden plus a large bathroom and entrance hallway. set close to the clifftops not to mention the sandy beaches and Royal harbour. There are plenty of cafes, restaurants and bars dotted around the harbour, not to mention the shops in Ramsgate town centre that include Waitrose. The property is available as a chain free purchase has gas central heating and will come with a new 125 year lease.

### COMMUNAL ENTRANCE

Stairs up

### ENTRANCE DOOR

### HALLWAY

### STUDIO ROOM

16' 04" x 11' 11" (4.98m x 3.63m)

### KITCHEN

12' 07" x 11' 06" (3.84m x 3.51m) Maximum measurements

### BATHROOM

8' 06" x 7' 09" (2.59m x 2.36m)

### COMMUNAL GARDENS

Lawned communal gardens accessed from the side.

### LEASE DETAILS

A new 125 year lease will be granted upon completion

Service Charge is £1,539:14 PA

Ground rent is peppercorn

### COUNCIL TAX

Thanet District Council

Band A

£1,400:36 Per Annum




## MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

rightmove 

Zoopla

UK  
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The Property  
Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

