

- 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 a scope to make a sleeping platform over the sitting room and plenty of opportunity to put your own stamp on it. Su rprisingly 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 theshops 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 a partment. 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 difftops 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.

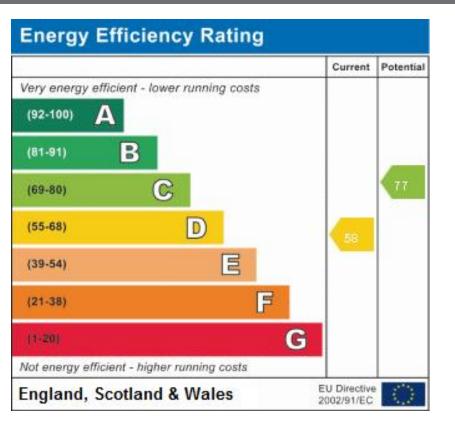
LEASE DETAILS A new 125 year lease will be granted upon completion Service Charge is £1,539:14 PA Ground rent is peppercorn

COUNCIL TAX Thanet District Council Band A £1,400:36 Per Annum

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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