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Property brochure



ROYAL ROAD
RAMSGATE
KENT
CT11 9LE

Price: starting bid price
£380,000

4 Bedrooms

2 Receptions

2 Bathrooms

EPC E

Tenure FREEHOLD
Council Tax D



ramsgate@oakwoodhomes.biz



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

For sale by Modern Method of Auction; Starting bid price £380,000 plus reservation fee. We are delighted to offer this substantial Grade II listed property in the sought after location of Royal Road on Ramsgate's West Cliff. The property has accommodation arranged over 5 floors and will suit a variety of different uses according to your requirements. There are two rooms and a shower room on the lower ground floor, which can be accessed from the front as well as from the ground floor of the house, and on the ground floor is the dining room, lounge, a separate WC and kitchen to the rear which has door leading to the enclosed rear walled courtyard. On the first floor is the master bedroom to the front, with the balcony with side sea views, a further double bedroom and bathroom to the rear of the property. On the second floor are two double bedrooms and a shower room, and on the third floor a large loft room. The house is in need of some TLC but will be a fine period property once updated, so call to arrange your viewing!

Location

Royal Road is one of Ramsgate's most sought after locations, being on the edge of the tennis courts at Spencer Square, and a stone's throw from the seafront with numerous cafes and bars overlooking the Royal Harbour.

Accommodation

Lower ground floor:

Basement room: 14'4" (4.37m) x 11'6" (3.51m)

Basement room: 13'6" (4.11m) x 12'8" (3.86m)

Shower room

Ground floor:

Lounge: 14'6" (4.42m) x 11'6" (3.51m)

Dining room: 14'6" (4.42m) x 13'6" (4.11m)

Kitchen: 12'3" (3.73m) x 8'1" (2.46m)

Separate WC

First floor:

Bedroom to front: 14'6" (4.42m) x 10'6" (3.20m)

Bedroom: 13'4" (4.06m) x 10'2" (3.10m)

Bathroom: 9'4" (2.84m) x 7'6" (2.29m)

Second floor:

Bedroom: 14'6" (4.42m) x 8'6" (2.59m)

Bedroom: 13'4" (4.06m) x 10'2" (3.10m)

Shower room

Third floor:

Loft room: 19'4" (5.89m) x 14'6" (4.42m)

Outside:

Walled rear courtyard garden



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This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.


Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0020073/20221114/KWDR

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Key Features

- For sale by modern method of auction
- Grade II listed family home
- Sought after Royal Road location
- Accommodation over 5 floors
- Some updating required
- No onward chain



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