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Property brochure



THE EDGE
HIGH STREET
ST LAWRENCE
RAMSGATE
KENT
CT11 0QP

Price: £170,000

2 Bedrooms

1 Reception

1 Bathroom

No chain

C EPC

Tenure LEASEHOLD



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The Property

Ideal first time buy! The purpose built apartment is in a great location at St Lawrence, ideal for easy access to Ramsgate station, local convenience shops, pub and the church. The apartment is on the second floor and has a bright and airy kitchen/lounge with double aspect windows from where you can see amazing sun set views over Pegwell Bay. There are two bedrooms, one of which is currently set up as an office, and the large bathroom. The apartment has an allocated parking space and there are visitors parking spaces also. The lease has 84 years remaining, the ground rent is £250 p/a with no planned increase and the maintenance and insurance is £608 p/a. The property is available chain free so call to book your viewing!



Location

This flat is in a great location at St Lawrence in Ramsgate, a short walk from the station and with plenty of convenience shops, the local Church and pub all close by.

STAIRS TO SECOND FLOOR

Hallway

Lounge / kitchen: 15'2" (4.62m) x 13'7" (4.14m)

Bedroom 1: 11'8" (3.56m) x 10'4" (3.15m)

Bedroom 2: 12'7" (3.84m) x 6'9" (2.06m)

Bathroom:

OUTSIDE:

Allocated parking space

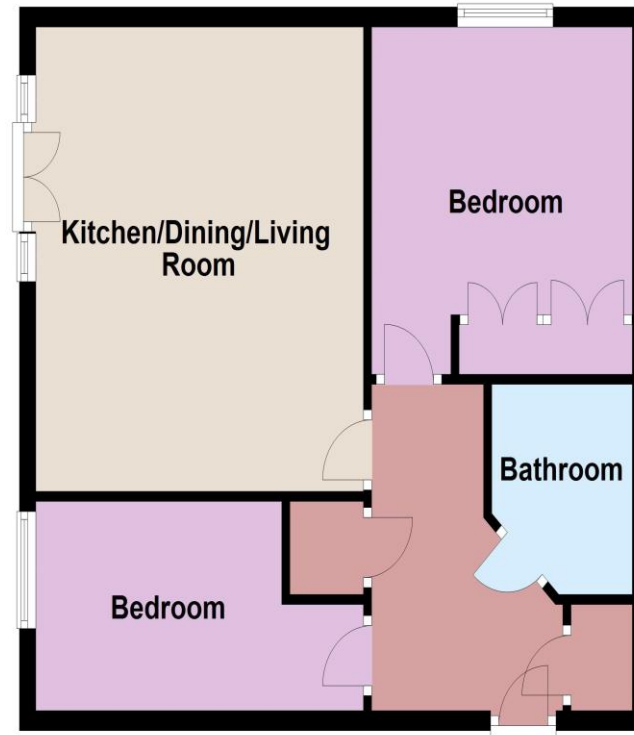
Visitor parking spaces





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Second Floor



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Key Features

- Ideal first time buy
- Purpose built flat
- St Lawrence location
- Allocated parking space
- 2 double bedrooms
- No onward chain

Need a mortgage..?

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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. RAM0021139/



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