



Oakwood homes®  
putting people first

## Property brochure



COLETTE HOUSE  
GEORGE STREET  
RAMSGATE  
KENT  
CT11 9HN

Price: £185,000

2 Bedrooms

1 Reception

2 Bathrooms

EPC C

Tenure LEASEHOLD  
Council Tax B



[ramsgate@oakwoodhomes.biz](mailto:ramsgate@oakwoodhomes.biz)



01843 590900



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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

THIS FLAT MUST BE SEEN TO APPRECIATE ALL IT HAS TO OFFER! We are pleased to offer for sale this two bedroom purpose built flat in the town centre which is being sold with no onward chain. The flat is on the third floor with a lift. The kitchen has a glass divider between this room and the lounge so you can chat with your friends whilst entertaining! The flat has two bedrooms, one of which has a dressing room and en-suite shower room, and the second bedroom is also a good size; there is also a family bathroom off the hallway. The property would be an ideal first time buy, or due to the secure nature of the property would also be an ideal weekend home within walking distance of the station and the seafront. The lease is in the process of being increased to 999 years, there is no ground rent, the monthly maintenance is £92pcm and the flat comes with 1/20th share of the freehold. Call Oakwood homes today to book your viewing!

### Location

We are pleased to offer this purpose built flat in the town centre of Ramsgate, which is a short distance from the station with the high speed link to London St Pancras, and is also a short walk from the Royal Harbour with its selection of cafes and bars. Ramsgate enjoys a vibrant arts and music scene, and both Asda & Waitrose are also a short walk away.

### Accommodation

Communal entrance hall

Stairs & lift to

Third floor

Entrance to:

Hallway

Kitchen: 11'8" (3.56m) x 6'6" (1.98m)

Lounge: 15'6" (4.72m) x 10'10" (3.30m)

Bedroom 1: 10'8" (3.25m) x 10'5" (3.17m)

Dressing area: 6'8" (2.03m) x 5'10" (1.78m)

En-suite shower room: 8'5" (2.57m) x 6'8" (2.03m)

Bedroom 2: 10'11" (3.33m) x 8'2" (2.49m)

Bathroom: 8'5" (2.57m) x 6'3" (1.91m)



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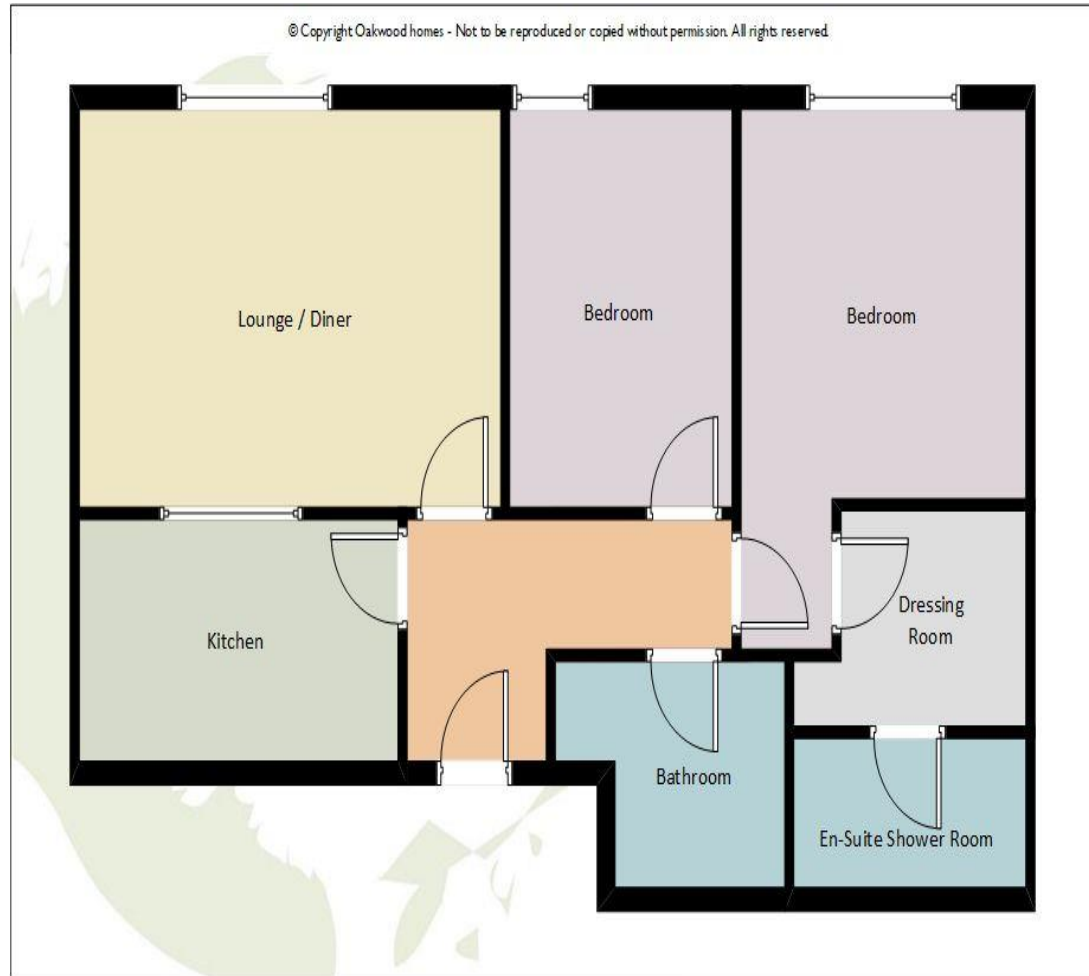
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### Key Features

- Modern two bedroom third floor flat
- En-suite shower room and dressing room
- Harbour & sea views over roof tops
- Town centre location
- Ideal weekend / holiday home
- No onward chain

### 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. RAM0021190/20230216/KWDR



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