



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



 Oakwood homes

THE EDGE  
HIGH STREET  
ST LAWRENCE  
RAMSGATE  
KENT  
CT11 0QP

Price: £175,000

2 Bedrooms

1 Reception

1 Bathroom

No chain

B EPC

Tenure LEASEHOLD



ramsgate@oakwoodhomes.biz



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### The Property

NO CHAIN! Ideal first time buy! This 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 first floor and has a bright and airy kitchen/lounge with double aspect windows. There are two bedrooms, newly laid carpets and a large bathroom. The apartment has an allocated parking space and there are visitor's 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 FIRST 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: 8'9" (2.67m) x 6' (1.83m)

### OUTSIDE:

Allocated parking space

Visitor parking spaces



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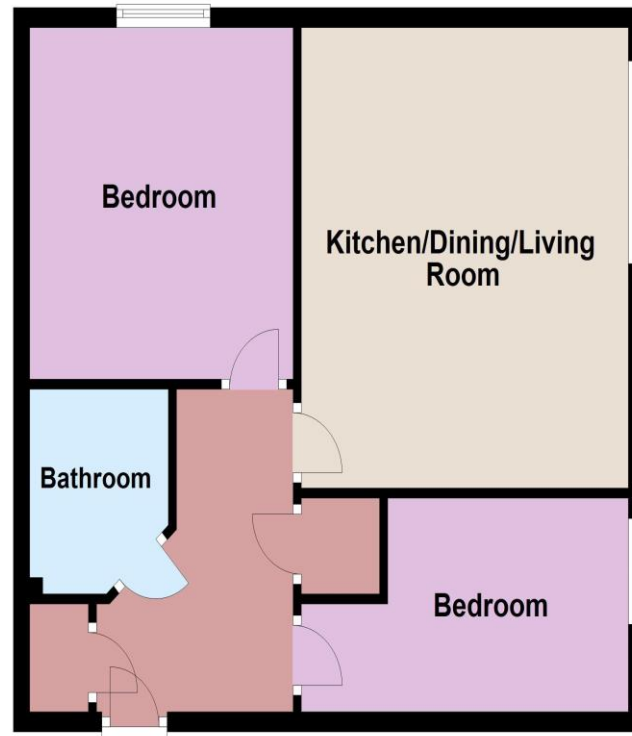
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### First Floor



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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..?

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. RAM0021640/



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