



Plot 2 Jonah's Gate 135 Monkton Road, Monkton  
£750,000



# Plot 2 Jonah's Gate 135 Monkton Road

Monkton, Ramsgate

The development is being built by a reputable local developer and will be finished to a high quality finish; each home comes with an ICW 10 year warranty with completion due in Spring 2023.

## SPECIFICATION

### Kitchens

- Design by Corrie Paul Kitchens
- Bora hob extractor included
- Quartz worktops

Porcelanosa tiles to bathrooms

Underfloor heating to ground floor

Oak staircases

Air Source Heat Pump

### Windows & Doors

- Bespoke Accoya
- 50 year guaranteed against decay
- 10 year guarantee to paint finish

Boarded storage area to garage

EV car charger point

Fiber to Premises (FTTP) connections

### *\*Disclaimer*

*The specification maybe subject to some change as necessary and without notice. Any photographs or computer-generated images may not represent the actual fittings and furnishings of the development. The specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract. The developer retains the right to adjust and vary specifications.*

- 10 Year Warranty
- Integrated Kitchen Appliances
- Exclusive Brand New Development
- Jonah's Gate



# Plot 2 Jonah's Gate 135 Monkton Road

Monkton, Ramsgate

- 10 Year Warranty
- Integrated Kitchen Appliances
- Exclusive Brand New Development
- Jonah's Gate
- Double Garage
- Reserve Now!
- Sought After Village Location
- Luxury Detached Homes
- High Quality Finish





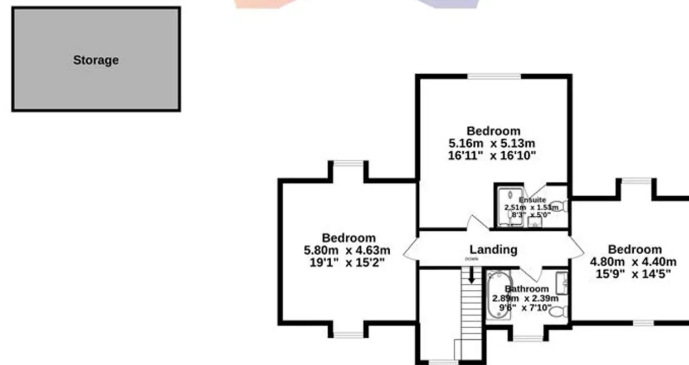




GROUND FLOOR  
122.1 sq.m. (1315 sq.ft.) approx.



1ST FLOOR  
89.2 sq.m. (960 sq.ft.) approx.



TOTAL FLOOR AREA : 211.3 sq.m. (2274 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)