



Oakwood homes[®]
putting people first

Property brochure



PLAINS OF WATERLOO
RAMSGATE
KENT
CT11 8JE

Guide price: £300,000 Cash
buyers only

.....
3 Bedrooms
.....

.....
2 Receptions
.....

.....
1 Bathroom
.....

.....
EPC D
.....

Tenure FREEHOLD
Council Tax C



 ramsgate@oakwoodhomes.biz

 01843 590900

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The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £300,000. CASH BUYERS ONLY! If you are looking for a property you can put your own mark on then look no further! This Grade II listed property in a popular area on Ramsgate's East Cliff is in need of modernisation but would make a fabulous home once renovated. The accommodation is arranged over 4 floors, and will make the ideal investment property. The property is a shell, allowing you to design your kitchen, bathroom and configuration of how you want the house to be. Unfinished building project. Internal viewings is essential to see what is on offer. NO CHAIN

Location

Plains of Waterloo is a very popular area of the East Cliff of Ramsgate, The Esplanade is at the end of the road taking you either into Ramsgate with the Royal Harbour and numerous cafes and bars overlooking the harbour & beach, or in the opposite direction along the cliff tops towards King George VI Park and on to Dumpton Gap beach and Broadstairs.

Accommodation

LOWER GROUND FLOOR

Kitchen area 26' (7.92m) x 11'5" (3.48m)

GROUND FLOOR

Lounge/diner 26'2" (7.98m) x 11'5" (3.48m)

Access to rear garden

FIRST FLOOR

Bathroom 10'1" (3.07m) x 4'8" (1.42m)

Storage area 9'7" (2.92m) x 6'7" (2.01m)

Bedroom 16'8" (5.08m) x 15'7" (4.75m) into bay

SECOND FLOOR

WC

Bedroom 12'1" (3.68m) x 9'7" (2.92m)

Bedroom 14'2" (4.32m) x 12'4" (3.76m)

OUTSIDE

Access to lower ground floor and ground floor at front

Enclosed rear garden

On street parking, unallocated

N.B The property has been deleted for council tax purposes, however other similar properties in the road are C.



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Auctioneer Comments

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 Limited

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 (for standard Grade 1 properties). 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 4.5% 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 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.



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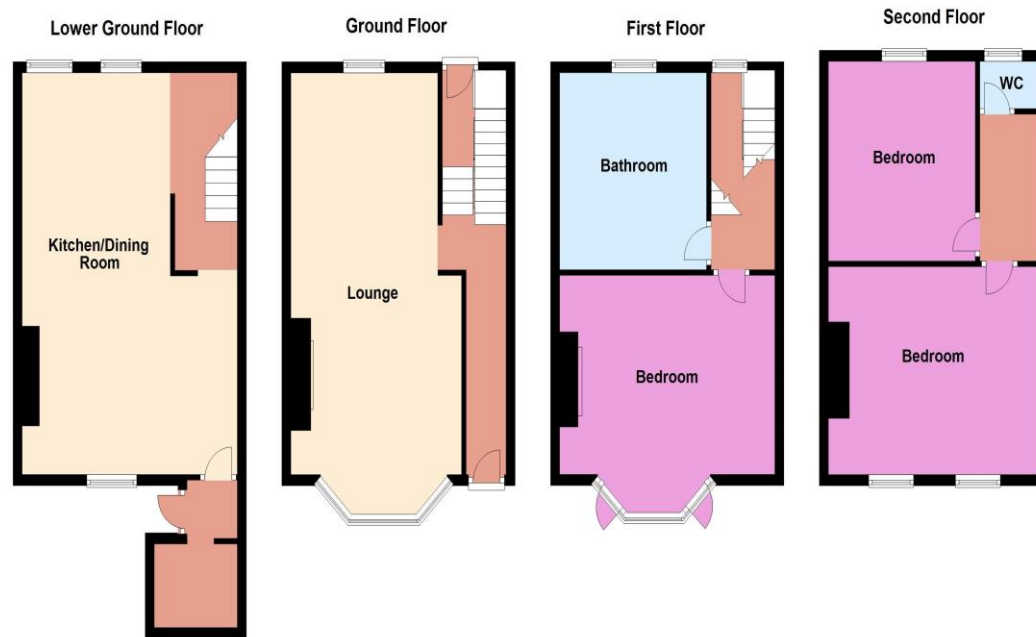


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Key Features

- Cash buyers only
- No kitchen
- No bathroom
- Investment property
- Rear garden
- No chain



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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. RAM0022832/20231212/RLDP



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