

## Property brochure



GRANGE ROAD RAMSGATE KENT CT11 9LP

Price: Offers over: £155,000

2 Bedrooms

1 Reception

1 Bathroom

EPC (

Tenure LEASEHOLD
Council Tax A



















# The Property The Property

IDEAL FIRST TIME OR BUY TO LET INVESTMENT. Oakwood homes are delighted to offer to the housing market this top floor, two double bedroom apartment in the popular location of Grange Road, Ramsgate. Being newly refurbished in 2023, this apartment offers, lounge/kitchen, shower room, and two double bedrooms. Further benefits include electric heating and double glazing. Offered with vacant possession for those of you wishing to avoid a chain. Grange Road is close to Ellington Park, a short walk away from convenience shops, the loop bus route, Ramsgate station and the shops at St Lawrence High Street. 121 year lease remaining, peppercorn ground rent.

#### Location

Located in a popular area of Ramsgate in Grange Road, on the west side of Ramsgate with excellent transport links by road and rail, including the high speed link to London, making this home ideally situated for all your needs. Walking distance to Ramsgate town

#### Accommodation

Communal entrance Stairs leading to top floor

Entrance

 Lounge/kitchen
 14'11" (4.55m) x 12'11" (3.94m)

 Bedroom one
 14'3" (4.34m) x 10'11" (3.33m)

 Bedroom two
 13' (3.96m) x 8' (2.44m)

 Shower room
 10'6" (3.20m) x 5'1" (1.55m)

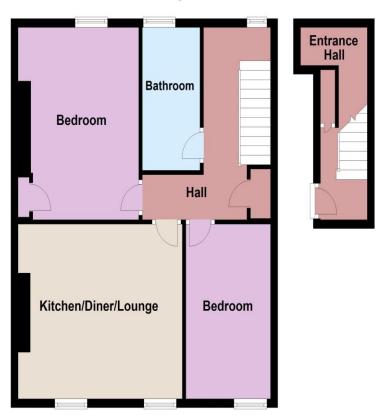








## **Top Floor**



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### **Key Features**

- Two double bedrooms
- Modern shower room
- Modern kitchen
- No chain
- Double glazing
- Ideal FTF
- FPC (

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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. RAM0021523/20230329/RLDR







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