



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

## Property brochure



GRANGE ROAD  
RAMSGATE  
KENT  
CT11 9LP

Price: Offers over: £155,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax A



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

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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



### 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)



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### Key Features

- Two double bedrooms
- Modern shower room
- Modern kitchen
- No chain
- Double glazing
- Ideal FTB
- EPC C

Need a mortgage..?

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0800 035 0353



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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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