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## Property brochure



VICTORIA MANSIONS  
4 VICTORIA PARADE  
RAMSGATE  
KENT  
CT11 8DE

Price: £525,000

3 Bedrooms

1 Reception

2 Bathrooms

EPC E

Tenure LEASEHOLD  
Council Tax A



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

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### The Property

Penthouse with direct sea views! If you are looking for direct sea views then look no further. This larger than average stunning penthouse apartment has amazing views out to sea, to the right you can see Ramsgate's Royal Harbour and on a clear day the coastline of France can be seen straight ahead of you. You can just picture yourself sitting on the balcony sunning yourself whilst watching the boats sail past! The building is Grade II Listed and the front of the building is currently being redecorated. You will be wowed when you enter the building as the communal areas have been recently very tastefully redecorated and the stairs leading to the front door have also been re-carpeted. The apartment is split level meaning it feels as though you are in a house once inside! The master bedroom is at the rear of the property with an en-suite bathroom, and there are a further two double bedrooms and family bathroom accessed from the hallway. There is a large seating area at the top of the hallway and from here there is a large utility area/walk in pantry to the rear of the building. The lounge/kitchen really has the wow factor with a fully fitted kitchen and large lounge area. The apartment comes with a 1/5 share of the freehold and the lease has 986 years remaining with no annual ground rent. The monthly maintenance is £150 We have been informed by the vendor that the lease prevents this apartment from being rented out as an AIRBNB or short term holiday let. Call to arrange your viewing!

### Location

Victoria Mansions is a beautiful Grade II listed building facing the seafront on Ramsgate's East Cliff, from here there are lovely seafront walks along the esplanade and through King George VI Park towards Broadstairs, or along the cliff top or down onto the beach towards Ramsgate with its sandy beaches, Royal harbour & eclectic mix of cafes and bars.

### Accommodation

STAIRS TO 4th FLOOR:

Hallway throughout with seating area to landing

Lounge/kitchen: 26'3" (8.00m) x 22'5" (6.83m)

Utility/pantry

Bedroom: 12'9" (3.89m) x 12'8" (3.86m)

En-suite bathroom: 10'2" (3.10m) x 6'3" (1.91m)

Bedroom: 10'5" (3.17m) x 10'3" (3.12m)

Bedroom: 16'2" (4.93m) x 12'7" (3.84m)

Bathroom



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### Key Features

- Stunning 3 bedroom penthouse
- Immaculate condition throughout
- East Cliff location
- Direct sea views
- Grade II listed building
- Long lease with 1/5 share of freehold

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. RAM0022686/2023 | I23/KWDP



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