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## Property brochure



GRANVILLE HOUSE  
VICTORIA PARADE  
RAMSGATE  
KENT  
CT11 8DF

Price: Offers over £145,000

1 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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### The Property

No chain flat with sea views! This one bedroom 4th floor flat is in the Granville House building, on the sea front on Ramsgate's East Cliff, a short walk to Ramsgate Harbour or to King George VI Park along the esplanade. The flat is in need of modernisation but will make an ideal first time buy or holiday home once updated. There are side sea views from the windows, and the accommodation consists of a large lounge with high ceilings, a galley style kitchen, bathroom and double bedroom. There is an impressive entrance hall to the front of the building where you will find a lift as well as stairs to all floors. The lease from 25/02/2003 was for 150 years so there are 130 years remaining, annual maintenance was £1443 for 2022 and the ground rent is £40 p/a with no planned increases.



### Location

Granville House is situated on Ramsgate's East Cliff, as short walk along the cliff tops will take you into Ramsgate with its sandy beaches and Royal Harbour, or through King George VI Park towards Broadstairs. There are convenience shops nearby, and Ramsgate station is a 20 minute walk away.

### Accommodation

STAIRS/LIFT TO 4TH FLOOR:

Communal corridor to front door

Hallway

Lounge: 16'1" (4.90m) x 12'7" (3.84m)

Kitchen: 9'9" (2.97m) x 5'5" (1.65m)

Bathroom

Bedroom: 12'9" (3.89m) x 11'3" (3.43m)





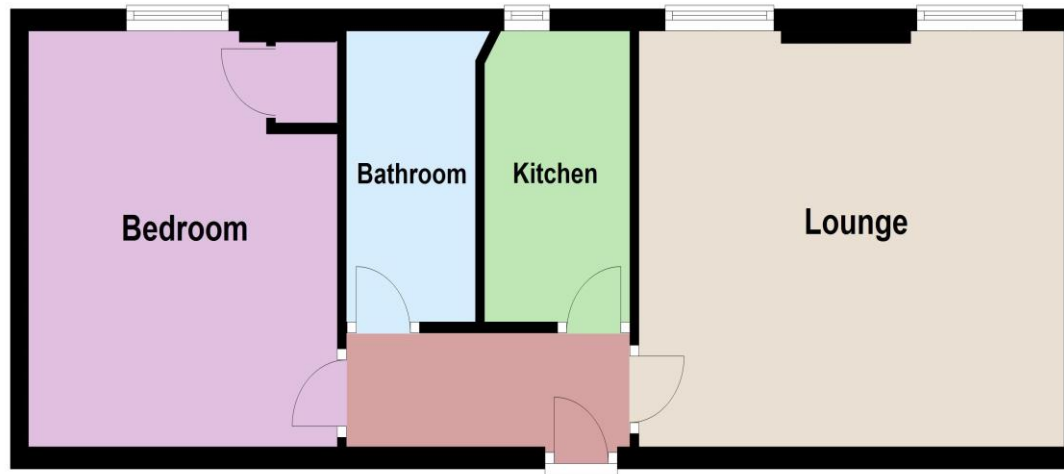
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### Key Features

- One bedroom 4th floor flat
- Prestigious Granville building
- Situated on the East Cliff
- Side sea views from windows
- In need of updating
- No onward chain

### Fourth Floor



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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. RAM0022182/20230810/KWDP



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