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Property brochure



WELLINGTON CRESCENT
RAMSGATE
KENT
CT11 8JD

Price: £185,000

1 Bedroom

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax A



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The Property

Superb location on Ramsgate's East Cliff! This large 1 bedroom lower ground floor flat is in an excellent position at Wellington Crescent and the sea front, with Ramsgate's Royal Harbour, cafes and bars and sandy beaches a short walk away. The flat has its own entrance and is in a Grade II listed building. There is a large lounge, a large bedroom with sun room leading to the rear garden, and modern kitchen and bathroom. There is an enclosed rear courtyard. There is the potential to convert the flat to a 2 bedroom property subject to obtaining the necessary permissions. The property has a 999 year lease from 2022, there is a peppercorn ground rent with no plans to increase, and the annual maintenance is £1250. The broadband connection to the property is unknown. The flat is available chain free so call to book your viewing!

Location

Wellington Crescent is a sought after Crescent of Grade II listed properties on Ramsgate's East Cliff, a short walk away from Ramsgate's Royal Harbour and sandy beaches, and many cafes and bars overlooking the sea. The station with the high speed link to London is a short walk away.

Accommodation

LOWER GROUND FLOOR:

Kitchen	12'07" (3.84m) x 8'02" (2.49m)
Lounge	17'08" (5.38m) x 17'06" (5.33m)
Bedroom	14'04" (4.37m) x 13'09" (4.19m)
Sun room	7'11" (2.41m) x 6'03" (1.91m)
Bathroom	12'10" (3.91m) x 5'03" (1.60m)
Courtyard	

Council Tax Band A

On street parking is available in Wellington Crescent with the purchase of a residential permit at a current cost of £75.50. Details can be found here: <https://www.thanet.gov.uk/info-pages/apply-for-parking-permit/>



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Key Features

- Sought after Wellington Crescent location
- Large one bedroom lower ground floor flat
- Own entrance & rear courtyard garden
- Potential to convert to 2 bedrooms
- Very long lease
- No onward chain

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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. RAM0022151/20240219/KWDP



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