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Property brochure



GINA COURT
22 VICTORIA ROAD
RAMSGATE
KENT
CT11 8BT

Price: £140,000

1 Bedroom

1 Reception

1 Bathroom

Allocated Parking

EPC E

Tenure LEASEHOLD
Council Tax A



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 www.oakwoodhomes.biz



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The Property

Ideal first time buy or holiday let! This large one bedroom lower ground floor flat has so many benefits including its own private entrance via its own courtyard, an allocated parking space, as well as being in an ideal position close to the town, sea front, convenience shops, doctors and dentists. There is a porch which leads to the large lounge/diner, and up a couple of steps to the main hallway. From here you access the large double bedroom, and further steps up will take you to the bathroom. Call to arrange your viewing!

Location

Gina Court is an impressive building on Ramsgate's East Cliff which has been converted into flats. The location is ideal for easy access to the town, convenience shops, the sea front & harbour, and the Loop bus route.

Accommodation

STEPS DOWN TO COURTYARD:

Courtyard

Porch

Kitchen / Lounge/diner: 28'10" (8.79m) x 12'7" (3.84m)

Bedroom: 16'11" (5.16m) x 11'7" (3.53m)

Hallway: 11'5" (3.48m) x 5'4" (1.63m)

Bathroom: 11'7" (3.53m) x 4'10" (1.47m)

OUTSIDE:

Courtyard

Allocated parking space

The flat has a 189 year lease from 1972 so 138 years remaining
The combined ground rent & maintenance are £399 per quarter.
The property has an fibre to the cabinet internet connection
Resident's Right To Manage in place.



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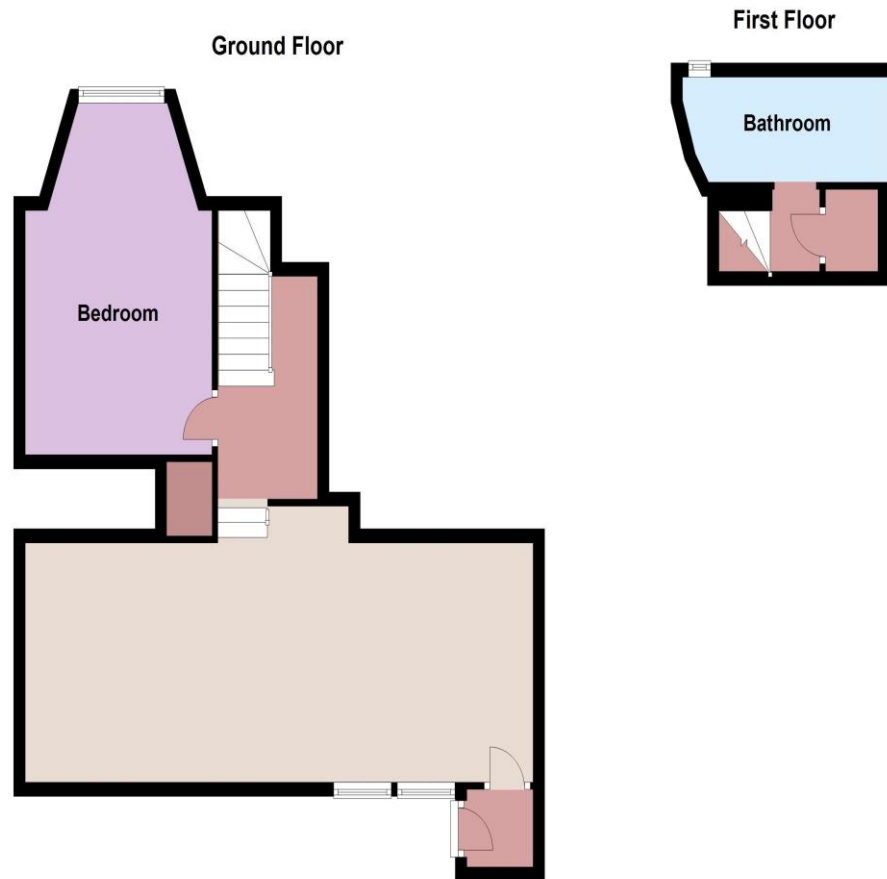
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Key Features

- Large 1 bedroom flat
- Close to town and East Cliff promenade
- Own entrance & courtyard
- Allocated parking space
- 138 year lease
- EPC E

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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. RAM0023209/20240318/KWDP



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