



Oakwood homes®  
putting people first

## Property brochure



ADDINGTON STREET  
RAMSGATE  
KENT  
CT11 9JQ

Price: Offers in Excess of  
£240,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD  
Council Tax A



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01843 590900



[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

## Property brochure



### The Property

Set in a sought after location, you wont find a more historic road in Ramsgate. Built in the 18th century, this Grade II listed building has so much charm and character to offer, so if you are looking for a beautiful, contemporary apartment with a modern twist, this will be the apartment for you. Internally being set over two levels, you get a real feeling of space and living accommodation. The living room has curved sash windows which offer wonderful views of Ramsgate's marina, and modern kitchen. There are two good size bedrooms set over two levels and a modern family bathroom with four piece suite, which also offers sea view. Considered to be the Artisan quarter for those creative types and home to some independent retail outlets such as Paraphernalia Vintage Store, Vinyl Head Music Cafe with the social hub being the community public house The Queen Charlotte. Offered with vacant possession, making this the ideal seaside family home or holiday let investment.

### Location

The apartment is positioned in the heart of Ramsgate. Walking distance from Waitrose and Ramsgate high street. Addington Street is considered to be the Artisan quarter for creative types, and home to some independent retail outlets such as Paraphernalia Vintage Store, Vinyl Head Music Cafe with the social hub being the community public house The Queen Charlotte

### Accommodation

Communal hallway  
Private front door  
Hall

Lounge	12'5" (3.78m) x 12'6" (3.81m)
Kitchen	11'1" (3.38m) x 7'4" (2.24m)
Bedroom one	14'4" (4.37m) x 9'5" (2.87m)
Fist floor landing	
Bedroom two	14' (4.27m) x 11'1" (3.38m)
Bathroom	8'5" (2.57m) x 6'8" (2.03m)

Communal garden

No parking

Material Information:

125 year lease from December 2015, 117 year remaining

No Ground rent

Service charge £600PA, no plans of increase.

Annual charge of £135 for accounts, £540 Buildings Insurance and £30 - £60 communal energy

There is no gas to the property



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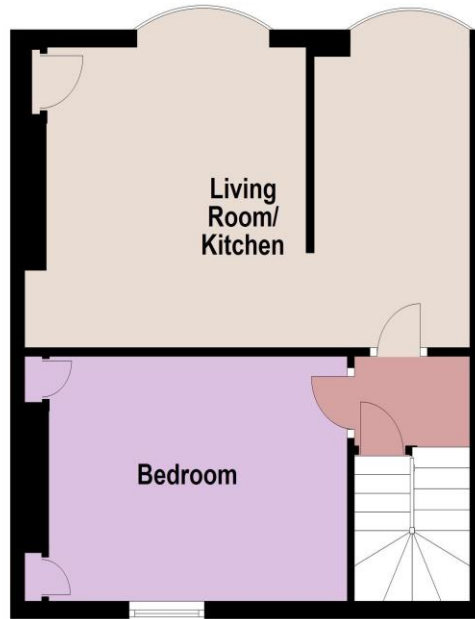


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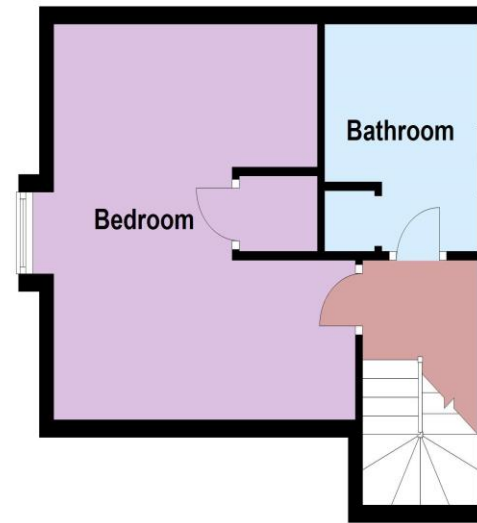


Oakwood homes<sup>®</sup>  
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Lowest Floor



Top Floor



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## Property brochure

### Key Features

- Stunning apartment
- Character property
- Sought after location
- Two bedrooms
- Sea views
- No chain
- Great seaside home
- West side of Ramsgate
- Ready to move in

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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. RAM0023175/20240325/RLDP



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