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## Property brochure



ARKLOW SQUARE  
RAMSGATE  
KENT  
CT11 8PS

Price: £550,000

8 Bedrooms

3 Receptions

2 Bathrooms

No chain

EPC C

Tenure FREEHOLD  
Council Tax A



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

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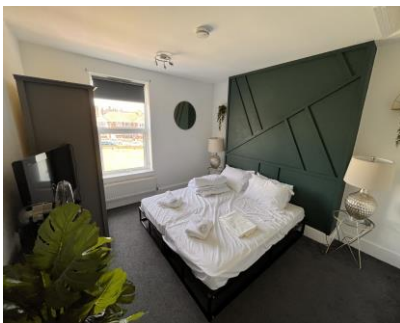


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## The Property

Investment opportunity! This freehold property is being sold with no onward chain and would be a great investment purchase. The property is currently arranged as two 4 bedroom flats. The lower ground and ground floors have been set up as an HMO and consist of a kitchen, lounge and large bedroom on the lower ground floor, and on the ground floor there are 3 bedrooms, two of which have en-suite shower rooms, and there is also a bathroom. This flat has access to the fenced garden from the lounge on the lower ground floor. The upper maisonette has a lounge, kitchen, bedroom and bathroom on the first floor, and 3 bedrooms on the second floor. This flat has access to a rear decked balcony from the kitchen. Parking is on road with no restrictions or permits required and the internet connection cannot be confirmed.

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## Location

Arlow Square is on Ramsgate's East Cliff, and from here it is a short walk to the seafront and Esplanade taking you along the cliff tops into Ramsgate, where you will find sandy beaches and the Royal Harbour with many cafes and bars close by. Ramsgate town centre and the station with the high speed link to London are also close by.

## Accommodation

### LOWER GROUND FLOOR:

Bedroom 1:14'11" (4.55m) x 12'8" (3.86m)  
Kitchen area:18'10" (5.74m) x 11'7" (3.53m)  
Lounge/dining area:17'5" (5.31m) x 10'8" (3.25m)

### GROUND FLOOR:

Bedroom 2 & en-suite:14'2" (4.32m) x 15'6" (4.72m)  
Bedroom 3 & en-suite:10'8" (3.25m) x 10'6" (3.20m)  
Bedroom 4:10'3" (3.12m) x 7'3" (2.21m)  
Bathroom

### OUTSIDE:

Fenced garden to rear, balcony to rear of first floor

### FIRST FLOOR:

Kitchen: 12'4" (3.76m) x 12'3" (3.73m)  
Lounge: 16'4" (4.98m) x 11'9" (3.58m)  
Bedroom:12'3" (3.73m) x 6'6" (1.98m)  
Bathroom

### SECOND FLOOR:

Bedroom:13'2" (4.01m) x 11'9" (3.58m)  
Bedroom:12'3" (3.73m) x 10'9" (3.28m)  
Bedroom:10'9" (3.28m) x 9'7" (2.92m)



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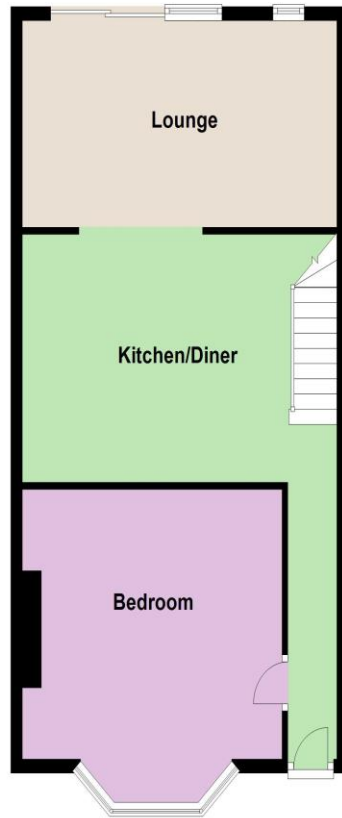
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Lower Ground Floor



Ground Floor



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### Key Features

- Investment opportunity
- 8 bedroom house
- Arranged as 2 flats
- Rear garden & balcony
- Close to town & seafront
- No chain

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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. RAM0023400/



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