



Oakwood homes[®]
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Property brochure



GRUNDYS HILL
RAMSGATE
KENT
CT11 9HF

Price: £157,500

1 Bedroom

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax A



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz

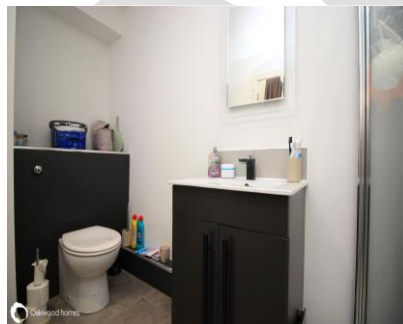
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

Refurbished town centre apartment! This is a great opportunity to purchase a refurbished apartment located right in the heart of Ramsgate, directly opposite Waitrose and a short walk away from the seafront with many cafes and bars overlooking the Royal Harbour. The property will make a superb first time buy or holiday home. The flat has had a new kitchen, bathroom, been replastered & redecorated throughout with all new flooring, a new electrical consumer unit was fitted in 2021 and several of the windows have been replaced in recent years. The lease has 123 years remaining, the annual ground rent will be £10 p/a with no planned increases and there is no annual maintenance although this may change in the future. The annual insurances payment is £140 and there is currently no broadband to the property. The lease prevents AIR BNB and holiday lets, and pets may be considered at the freeholder's discretion. There is also an opportunity to purchase a purpose built garage within the block for an additional £25,000 or to rent one on a short term basis. Call us to arrange your viewing!

Location

Grundys Hill is situated on Queen Street in Ramsgate, right in the heart of the town, directly opposite Waitrose and a short walk away from the seafront with many cafes and bars overlooking the Royal Harbour. Ramsgate station with the high speed link to London is also a short walk away.

Accommodation

Steps to front door

Hallway

Bedroom: 11'7" (3.53m) x 10'0" (3.05m)

Shower room: 7'8" (2.34m) x 5'4" (1.63m)

Lounge: 14'7" (4.45m) x 12'5" (3.78m)

Kitchen: 13'0" (3.96m) x 6'3" (1.91m)

Balcony



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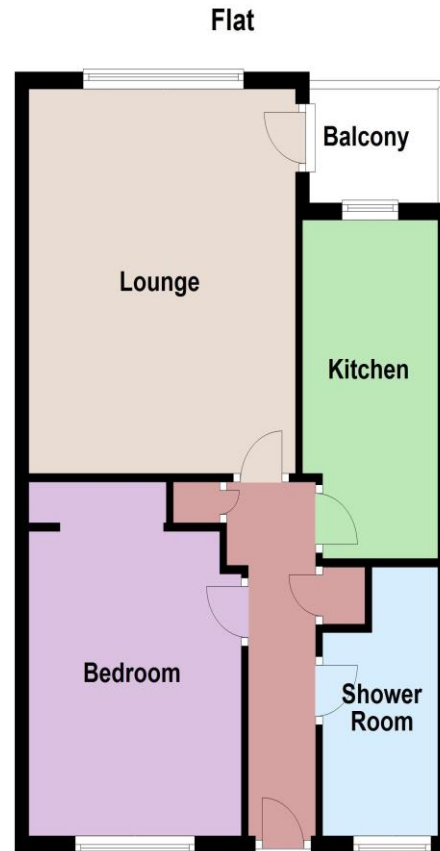
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Key Features

- One bedroom purpose built flat
- Town centre location
- Short walk to seafront
- Recently refurbished
- No chain
- Long lease

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. RAM0020593/KWSM20240521



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