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Property brochure



THE SAIL
BEACH DRIVE
RAMSGATE
KENT
CT11 8LG

Price range £550,000 - £575,000

2 Bedrooms

1 Reception

2 Bathrooms

Off street parking

EPC B

Tenure LEASEHOLD
Council Tax E



ramsgate@oakwoodhomes.biz



01843 590900



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The Property

We are delighted to present this two bedroom third floor luxury apartment at Royal Sands on Ramsgate's beach front; part of an exclusive development of sea facing apartments. This apartment features an open plan lounge/kitchen/diner with integrated fridge/freezer/dishwasher, wine cooler and double eye level oven and microwave. There are patio doors from the lounge leading to the large balcony and there are also doors from the master bedroom to the balcony giving amazing sea views. You can be cooking and entertaining whilst looking straight out to sea! The two double bedrooms both have fitted wardrobes, and the master bedroom has an en-suite shower room. The lounge and bedrooms all have remote control blinds. There is a storage cupboard in the hallway which houses the heat recovery system, as well as a washer/dryer. The apartment has a new 999 year lease from August 2021 and the annual maintenance is £1250 with no ground rent and no plans to introduce any. The development has the benefit of high speed broadband, secure parking beneath the block and there is also an internal secure bicycle store. The apartment has the added benefit of 8 years New Build Warranty remaining.

Location

The Sail at Royal Sands is part of a stunning development of luxury flats on the beach front at Ramsgate, 10 yards from the sandy beach and a short stroll to Ramsgate's Royal Harbour with its vibrant mix of cafes and restaurants overlooking the seafront. From here you can enjoy fabulous beach walks to Broadstairs too.

Accommodation

STAIRS OR LIFT TO THIRD FLOOR

Hallway

Lounge/kitchen/diner: 22'0" (6.71m) x 20'6" (6.25m)

Bedroom 1: 14'7" (4.45m) x 9'5" (2.87m)

En-suite shower room

Bedroom 2: 12'4" (3.76m) x 10'0" (3.05m)

Main bathroom

Utility cupboard

Balcony accessed from lounge and master bedroom

N.b The lease prohibits barbecues or washing hung on the balcony.

Pets are allowed following photographic registration to the freeholder



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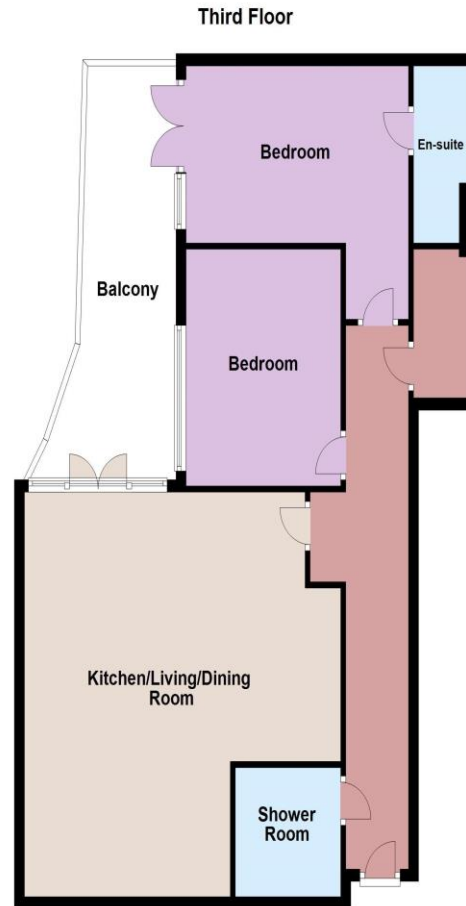
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Key Features

- Exclusive seafront development
- Ideal weekend or holiday home
- Two bedroom third floor apartment
- Large sea facing balcony
- Secure allocated parking space
- No onward chain

Need a mortgage..?

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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. RAM0022387/KWSM20240524



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