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## Property brochure



7 WEST CLIFF TERRACE MANSIONS  
PEGWELL ROAD  
RAMSGATE  
KENT  
CT11 0JD

Price: £525,000

2 Bedrooms

1 Reception

2 Bathrooms

No chain

Seaside location

Tenure LEASEHOLD  
Council Tax B



ramsgate@oakwoodhomes.biz



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### The Property

FANTASTIC SEA FACING FIRST FLOOR 2 BEDROOM 2 BATHROOM APARTMENT WITH BALCONY! Look no further than these stunning Grade II listed properties for sale in West Cliff Mansions, this ultra modern first floor flat with far reaching sea views completely renovated to a high standard, but offering original features throughout, so benefits from character features with a modern twist. Great size rooms showcasing the beautiful panoramic sea views that stretch as far as the eye can see. Externally offering generous sized balcony, where you can immerse yourself in sunshine and park views across the bay. Pegwell is a lovely location for seafront walks to the nature reserve at Pegwell Bay, or across the cliff tops into Ramsgate. This property's advantageous location ensures proximity to town amenities and offers excellent transport links, for those seeking swift connections to London, the nearby train station with high-speed links presents an enticing advantage. Share of freehold with 999 year lease.

### Location

Located in an enviable spot close to Pegwell Bay and village.. Ramsgate offers a wide selection of independent shops, bars, and restaurants as well as the stunning Royal Harbour. Ramsgate train station is a short drive away, with access to London via the high speed link to St Pancras.

Communal entrance

Stairs leading to all floors

Private entrance

Hallway

Lounge 12'4" (3.76m) x 11'5" (3.48m)

Kitchen/diner 18'7" (5.66m) x 15'6" (4.72m)

Bedroom one 15'9" (4.80m) x 11'8" (3.56m)

En-suite

Bedroom two 15' (4.57m) x 12'7" (3.84m)

Bathroom 9'1" (2.77m) x 5'2" (1.57m)

Indicative measurements only.

Outside

Private balcony

Lovely public garden space to the rear with views to the sea.

NB:

The properties are 999 years leasehold with £0 ground rent and circa £1,000 PA maintenance charge.

Sale of freehold will be available on completion of final unit.

The property is Grade II Listed



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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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### Key Features

- First floor with two bathrooms & two double bedrooms
- Direct sea views & private terrace
- Breathtaking location in a Grade II listed building
- Available now
- Neff appliances
- West Cliff / Pegwell location

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. RAM0023704/

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