



Oakwood homes[®]
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Property brochure



ABBEY GATE
PEGWELL ROAD
RAMSGATE
KENT
CT11 0JQ

Price: £190,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

EPC D

Tenure Share of Freehold
Council Tax B



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The Property

Popular Pegwell location! This purpose built 2 bedroom flat is situated on Pegwell Road, close to the pubs, restaurants and cliff top walks along the esplanade to Ramsgate harbour and sandy beaches. The flat is on the 3rd floor which is accessed via steps on either the left or right hand side of the building. The front door opens to an open hallway with steps leading to the open plan kitchen and lounge area which also has enough room for a table and chairs. The master bedroom is a very good size with fitted wardrobes, and the second bedroom is split level which could accommodate 2 single beds and has plenty of storage. There is no gas to the building so heating is via storage heaters, and there is an allocated parking space to the rear of the building. There are 979 years remaining on the 999 year lease, there is no ground rent and annual maintenance is approximately £1000 with a 1/15th share of the freehold.

Location

Abbey Gate is a block of purpose built flats at Pegwell Road in Ramsgate, an ideal location for seafront walks along the esplanade into Ramsgate and close to the pubs and restaurants at Pegwell.

Accommodation

Stairs to 3rd floor

Kitchen/lounge: 19'0" (5.79m) x 16'1" (4.90m)

Bedroom 1: 13'8" (4.17m) x 9'9" (2.97m)

Bedroom 2: 11'7" (3.53m) x 9'5" (2.87m)

Bathroom

Hallway with utility cupboard

Outside:

Allocated parking space

Material Information - Lease restrictions

No holiday lets are permitted

Pets are permitted with written consent from the freeholder

No caravans, boats, commercial vehicles are to be parked on the premises

No business can be carried out from the premises

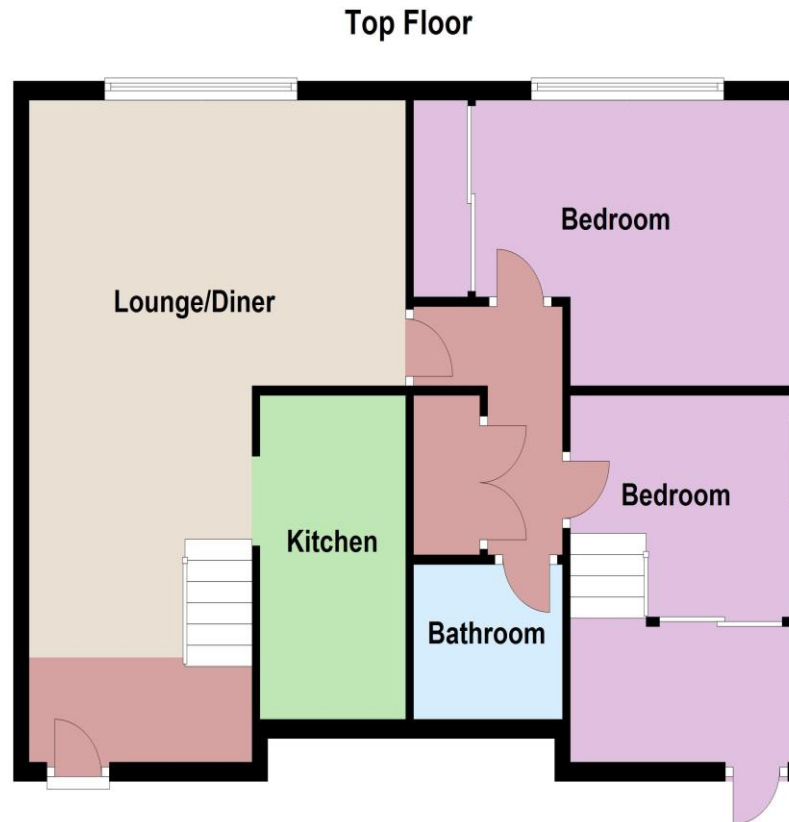


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Key Features

- Quirky 2 bedroom flat
- Purpose built with allocated parking
- Popular Pegwell location
- Open plan lounge/kitchen



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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. RAM0023846/20240814/KLDP



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