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## Property brochure



ABBAY GATE PEGWELL ROAD  
RAMSGATE  
KENT  
CT11 0JQ

Price: £185,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC E

Tenure LEASEHOLD  
Council Tax A



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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 ground floor which is accessed via either the left or right hand side of the building. The front door opens to a hallway with steps leading to the two bedrooms and the bathroom, and then down to the lounge which has a door to the terrace at the front. The kitchen is also on this level with a window to the front garden. There is no gas to the building so heating is via storage heaters, and there is a garage to the rear of the building. There are 2 storage cupboards in the hallway and the consumer unit which was replaced when the apartment was rewired in 2020. 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. There is currently no internet to the apartment and it is available chain free, so call to book your viewing!



### 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

#### SPLIT LEVEL:

#### GROUND FLOOR

Lounge 19'5" (5.92m) x 8'6" (2.59m) widening to 15'9" (4.80m)

Kitchen 11'0" (3.35m) x 6'8" (2.03m)

#### UPPER LEVEL

Bedroom 1 11'7" (3.53m) x 10'1" (3.07m)

Bedroom 2 12'7" (3.84m) x 6'0" (1.83m)

Bathroom 9'1" (2.77m) x 5'1" (1.55m)

#### OUTSIDE

Garage en-bloc

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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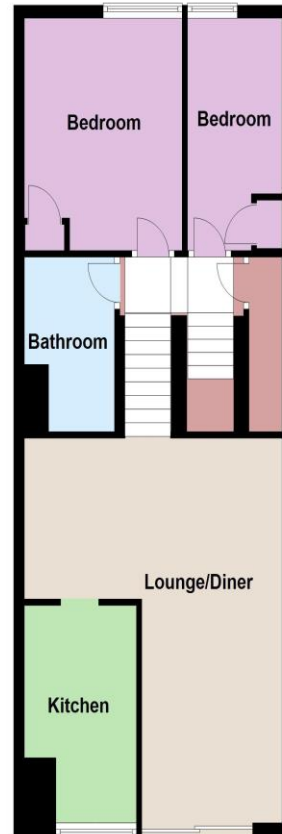
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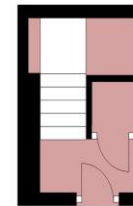


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Split Level Ground Floor



Entrance Hall



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### Key Features

- Split level ground floor flat
- Terrace & garage en-bloc
- Popular Pegwell location
- No onward chain

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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. RAM0023973/240905KLCW



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