



Oakwood homes®  
putting people first

## Property brochure



GRANGE ROAD  
RAMSGATE  
KENT  
CT11 9NG

Price: £200,000

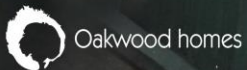
2 Bedrooms


1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD  
Council Tax A



 ramsgate@oakwoodhomes.biz

 01843 590900

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### The Property

Calling all first time buyers or buy to let investors. Oakwood homes are delighted to offer to the housing market this lower ground floor maisonette with two double bedrooms, in the popular area of Grange Road, Ramsgate. Being fully refurbished throughout, this property comprises a kitchen/diner, spacious lounge, bathroom, and two double bedrooms. Further benefits include off street parking for one car, double glazing, and outside space. Grange Road is close to the beach and amenities, such as Co-op, and good transport links around Thanet on your doorstep. 78 years remaining on the lease. £100 PA ground rent which doubles every 33 years, next increase due 2036.

### Location

Well located for local amenities, Thanet lopp and Ramsgate train station is walking distance offering high speed trains to London.

### Accommodation

Entrance

Hallway

Kitchen

11'2" (3.40m) x 10'9" (3.28m)

Lounge

17' (5.18m) x 14'10" (4.52m)

Bathroom

Bedroom 1

15'9" (4.80m) x 14'5" (4.39m)

Bedroom 2

10'9" (3.28m) x 9'6" (2.90m)

Off street parking for one car

Broadband is delivered via fibre to the cabinet

The lease prevents the keeping of pets without permission from the freeholder



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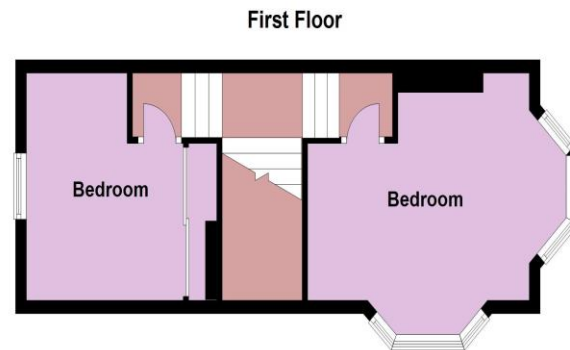
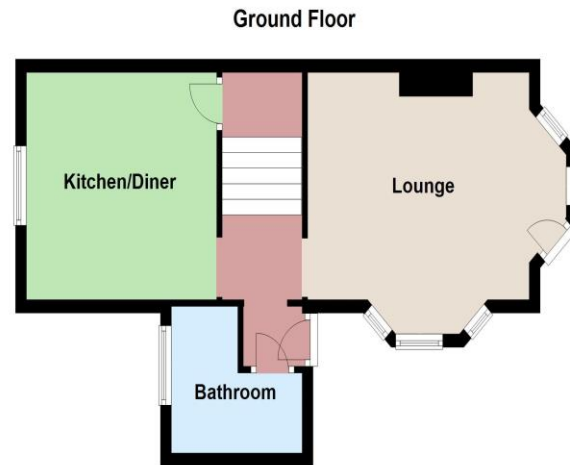
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### Key Features

- Stunning apartment
- Two bedrooms
- No chain
- Ideal first buy
- Ideal buy to let
- Must be viewed
- Central 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. RAM0023813/20241028/KLDP



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