



Flat 12, Poldark Court Victoria Parade, Ramsgate
£110,000

Flat 12

Poldark Court Victoria Parade, Ramsgate

If you dream of retiring by sea then this is the flat for you! This purpose built, one bedroom apartment enjoys sea views and is set within a well presented, "over 60" retirement block. The property is within a secure building and comprises entrance hall leading to the bedroom, shower room, lounge/diner with side sea view and kitchen off of the lounge. There are communal gardens and a car park with parking for residents and visitors on a first come first served basis. There is also a communal lounge where residents meet for coffee mornings, and a duty warden as well as 24 hour response to pull cord alarms. The location is enviable on the East Cliff within close proximity to the Royal Harbour and Town Centre which can both be reached by bus. Enjoy cliff top walks east to King George VI Park and beyond to Dumpton Gap & Broadstairs , or head west to enjoy the array of restaurants, bars and cafes that wrap around Ramsgates Royal Harbour including the newly refurbished Queen Victoria Pavillion. To view this property please call Miles and Barr today!

MATERIAL INFORMATION Length of lease: 125 years from 01/04/1989 Annual ground rent amount: £627.16 including service charge per quarter Ground rent review period: TBC Service charge review period: TBC Council tax band: A

Property Overview -

Tenure: Leasehold

- Communal Lounge And Laundry Room
- Residents Parking
- One Bedroom Retirement Apartment
- Seafront Location
- Sea View From Lounge





Entrance

Lounge

Dimensions: 4.67m x 3.15m (15'4 x 10'4).

Kitchen

Dimensions: 2.39m x 2.11m (7'10 x 6'11).

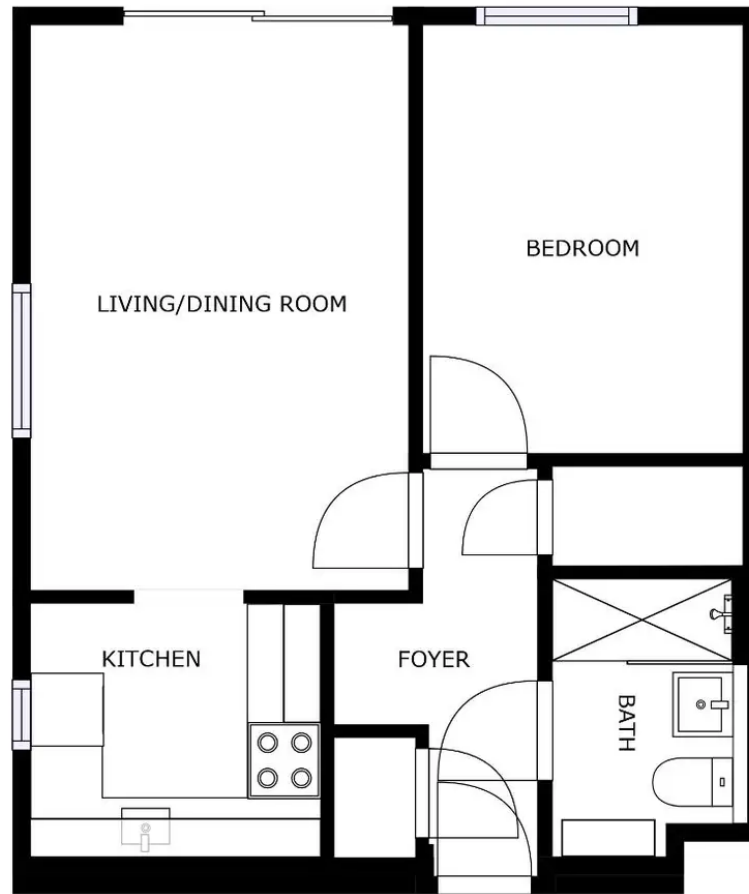
Bedroom One

Dimensions: 3.56m x 2.67m (11'8 x 8'9).

Bathroom

Dimensions: 2.24m x 1.60m (7'4 x 5'3).





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 434 sq. ft
TOTAL: 434 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure