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putting people first

## Property brochure



MILLERS HILL  
RAMSGATE  
KENT  
CT11 7EZ

Price: £260,000

2 Bedrooms

1 Reception


2 Bathrooms

Off Street Parking

EPC B

Tenure LEASEHOLD  
Council Tax B



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### The Property

Ideal first time buy, second home, or lock up & leave! This immaculate first floor apartment built in 2019 would suit a wide range of buyers as it is situated within several minutes walk from Ramsgate station with the high speed train to London, but also within walking distance of the town and seafront, with several convenience shops along the way! When the apartment was bought by the current owners they had many additions to the standard specification, including quartz splash backs and work tops in the kitchen, 2 ovens and 2 full height integrated fridge freezers, additional cupboard space in the kitchen, and fitted wardrobes in both bedrooms. The apartment feels bright and airy, enhanced by the large open plan living area which can comfortably fit two large sofas, a six seater table and chairs, and door leading to the balcony. There is fibre to the property internet connection, the lease has 190 years remaining, annual ground rent is £249 to be reviewed after 10 years, and annual maintenance is £2118. The lease does not allow AirBNB or holiday lets but pets are allowed.

### Location

Millers Hill is a development of apartments and houses built on the former Hovis flour mill site, close to the station with the high speed link to London, and a walk through the town centre will take you to the Royal Harbour and sandy beaches.

### Accommodation

Stairs and lift to first floor

Hallway	Storage and utility cupboards
Lounge area	19'9" (6.02m) x 15'0" (4.57m)
Kitchen area	14'8" (4.47m) x 11'2" (3.40m)
Door to balcony	
Bedroom 1	19'2" (5.84m) x 12'3" (3.73m)
En-suite shower room	
Bedroom 2	11'4" (3.45m) x 11'9" (3.58m)
Bathroom	8'3" (2.51m) x 6'0" (1.83m)

Allocated parking space and visitors parking spaces in car park



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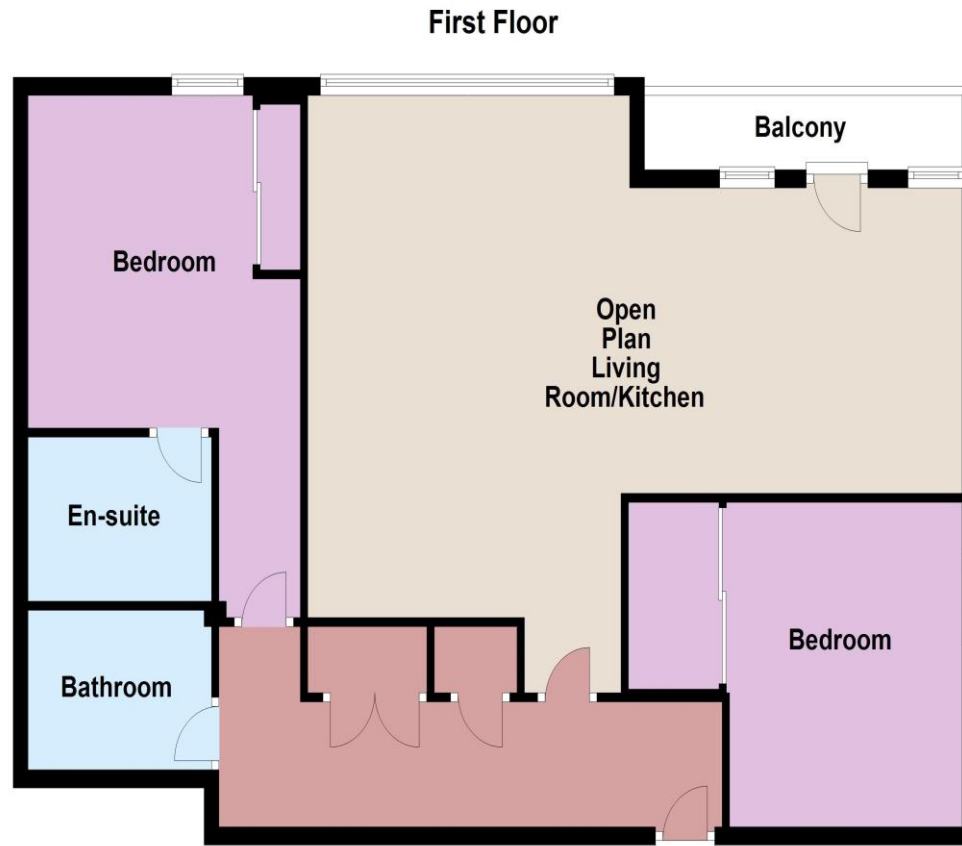
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### Key Features

- Two bedroom purpose built apartment
- Spacious with plenty of storage
- Balcony and allocated parking space
- Close to town and station
- Ideal first time buy or second home

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



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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. RAM0023993/241204KLCW

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