



Oakwood homes[®]
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Property brochure



208 RAMSGATE ROAD
BROADSTAIRS
KENT
CT10 2EW

Price: £360,000

2 Bedrooms

1 Reception

2 Bathrooms

Garage

EPC B

Tenure LEASEHOLD
Council Tax A



Broadstairs@oakwoodhomes.biz



01843 809000



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The Property

Set in a private, gated development tucked away at Avalon on Ramsgate Road, Broadstairs, this ultra modern apartment must be viewed. You access this prestigious development via secure car park via security-key or video phone for guests where there is allocated space for one vehicle. The communal hallway allows access to all floors via lift and stairs. Once through your private entrance, the hallway leads onto an open plan lounge/kitchen area, the kitchen is fully integrated and bi-folding doors leading to private rear garden, two double bedrooms, the master offering en-suite, and there is also a separate family bathroom which is fully tiled. This high spec apartment offers a built in sound system in every room, integral TV in the family bathroom, under floor heating throughout, lighting across the decking and front and rear gardens designed to capture every ray of sunlight throughout the day.

Location

Both Broadstairs and Ramsgate town centres are close by and Westwood Cross is a short drive away. The property also finds itself in close proximity to shops, schools, local transport links and surrounding beaches.

Accommodation

Entrance	
Communal hallway	
Private front door	
Hallway	
Open plan lounge/kitchen	20'8" (6.30m) x 15'5" (4.70m)
Bedroom 1	13' (3.96m) x 12'9" (3.89m)
En-suite	
Bedroom 2	15'2" (4.62m) x 9'5" (2.87m)
Bathroom	
OUTSIDE	
Gardens to front and rear	
Garage and driveway, 1 allocated guest parking space	
Lease 150 years from 25/03/2011	
Ground rent £150 PA	
Service charge £1,200 PA	
Ground rent will raise to £300 after 30 years.	



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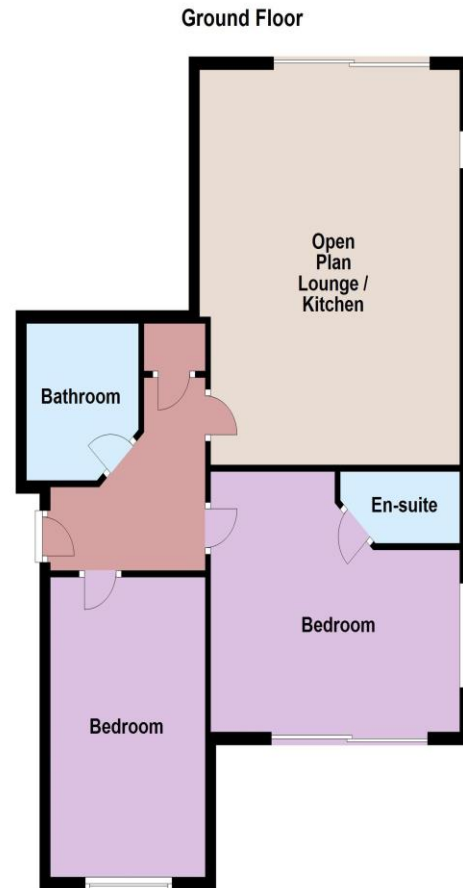
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Key Features

- Gated development
- Sought after location
- 2 bedrooms
- 2 bathrooms
- Rear garden
- Front garden
- Ground floor
- High spec

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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. BRO0024270/20241212/RLDP



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