



Oakwood homes®
putting people first

Property brochure



SUMMER HOUSE
VICTORIA PARADE
RAMSGATE
KENT
CT11 8DE

Price: £389,950

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax B



ramsgate@oakwoodhomes.biz



01843 590900



www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

AMAZING SEA VIEWS FROM THE LOUNGE AND MASTER BEDROOM! We are delighted to offer this stunning large two bedroom first floor flat in a Grade II listed building on the seafront at Ramsgate's East Cliff. The flat has a very large entrance hallway, lounge and master bedroom and has original features including ornate coving and deep skirting boards. The property has been completely refurbished during recent years including total renovation of the beautiful balcony looking out to sea. The kitchen includes integrated fridge/freezer, dishwasher and washing machine. The flat has a new 999 year lease from 2024 with a 1/8 share of freehold. There is no ground rent and no plans to introduce any. Annual maintenance is £1200 and the building has recently been redecorated to the front, and the roof has been overhauled. The lease allows short term lets and AirBNB. It is understood there is an ADSL internet connection to the property and parking is on street parking with no restrictions. The property is available chain free so call us to book your viewing!

Location

Victoria Parade is on Ramsgate's East Cliff and from here you can take a short walk along the esplanade to Ramsgate with the sandy beaches and Royal Harbour or through King George VI Park towards Broadstairs.

Accommodation

COMMUNAL HALLWAY:

Stairs to First floor

Lounge	22'08" (6.91m) x 15'6" (4.72m)
Bedroom 1	15'8" (4.78m) x 10'6" (3.20m)
Bedroom 2	15'9" (4.80m) x 8'4" (2.54m)
Kitchen	13'4" (4.06m) x 9'1" (2.77m)
Bathroom	9'2" (2.79m) x 4'9" (1.45m)
Hallway	18'9" (5.72m) x 7'3" (2.21m)



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Key Features

- Ideal second home
- Stunning sea views!
- Two bedroom Grade II listed balcony flat
- Popular East Cliff location
- Excellent condition throughout
- Short walk to town and harbour

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. RAM0017667/20240530/KWDP



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