



91 West Cliff Road, Ramsgate, CT11 9NS  
Offers in excess of £125,000





Great size rooms and everything is brand new! The kitchen, bathroom, central heating system, electrics, carpets plus this flat has its own garden and is located within close proximity of the station, Port and Yacht Marina in Ramsgate Town Centre. Offered with no chain.

Located close to the seafront, town centre and the station this one bedroom lower ground floor maisonette is one of three recently converted apartments in this impressive four storey Victorian townhouse.

The properties have undergone extensive refurbishment throughout with brand new bathrooms, kitchens, heating systems, floorings...pretty much brand new everything.

This apartment is accessed via its own entrance hall to the front which leads to the light, bay fronted 15'9 x 12'7 bedroom and the 16'3 x 13'7 lounge to the rear. The 9'8 x 8' newly fitted kitchen is open to the lounge area and has a door leading to the 26' garden to the rear. There is a newly fitted bathroom too.

Each property will have a brand new 125 year lease, there is also a communal bicycle store and there is no forward chain.


Living Room 16'3 x 13'7 (4.95m x 4.14m)


Kitchen 9'8 x 8'1 (2.95m x 2.46m)

Bedroom 15'9 x 12'7 (4.80m x 3.84m)

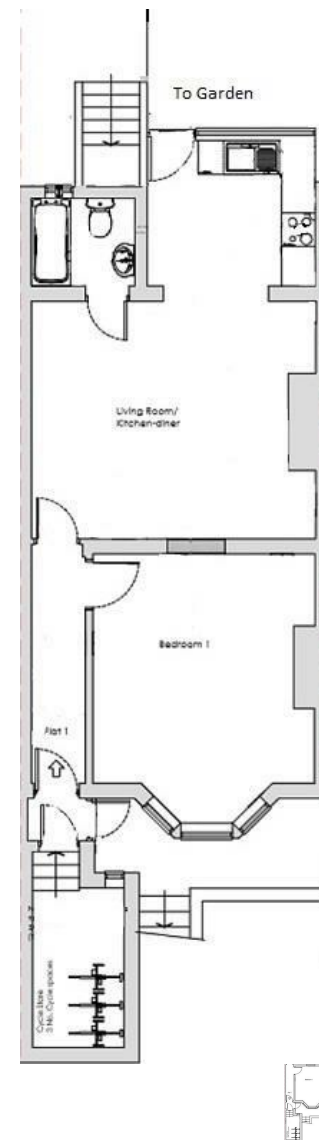
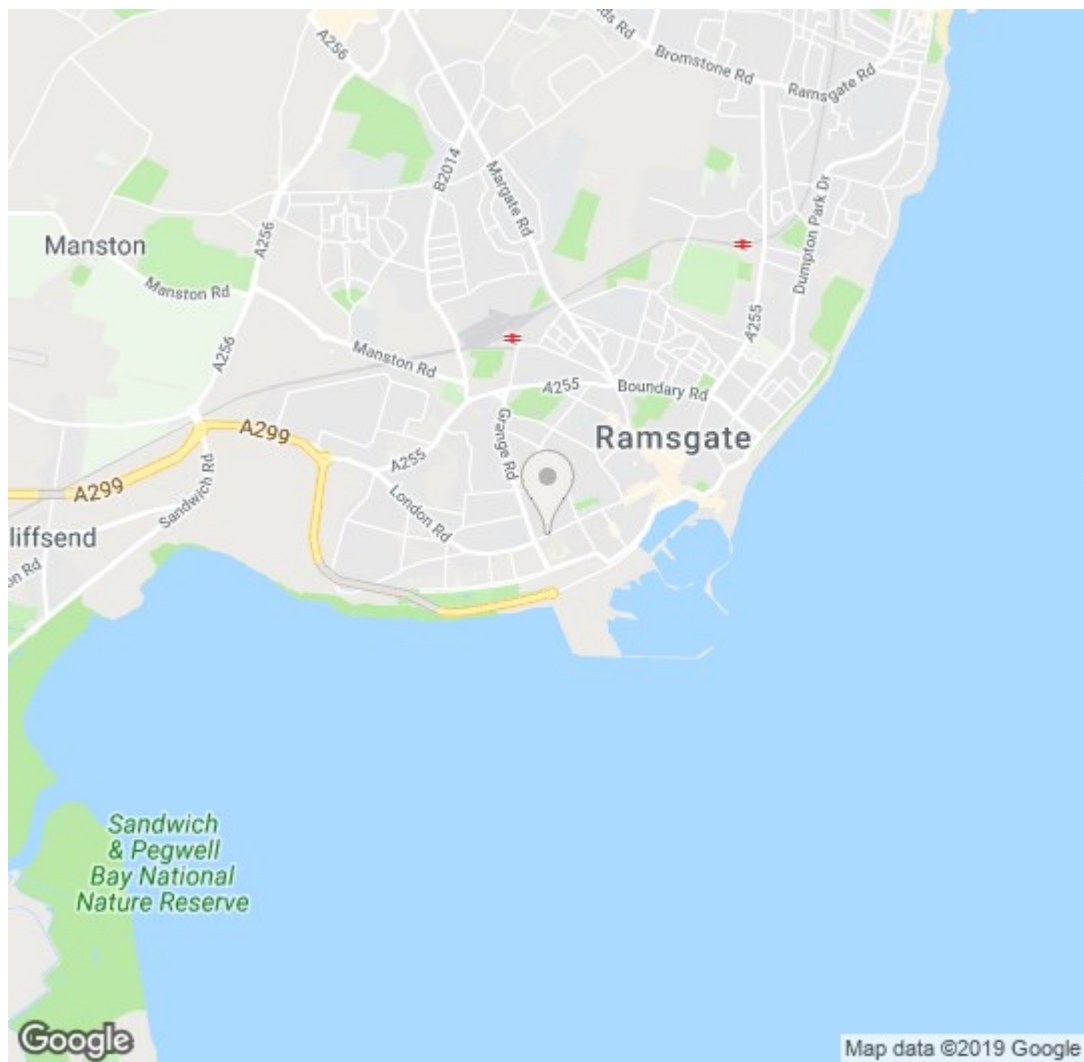
Bathroom

Garden 26' (7.92m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





Regus | Victory Way | Admirals Park | Crossways | Dartford | DA2 6QD  
 T: 01322 303 175  
 E: [info@townandcityhomes.com](mailto:info@townandcityhomes.com)  
[www.townandcityhomes.com](http://www.townandcityhomes.com)





