

01843 230 960

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## Sion Hill, Ramsgate, CT11 9HZ

**£2,250 PCM**

Part of a unique re-development and offering stunning Harbour views this two Bedroom third floor apartment boasts a finish to a very high level that would suit those looking for the best of the best. Entry to the flat is sought by either a lift (directly into the apartment) or stairs from the Communal Hall on the ground floor. Once inside, there is a Hall running through that gives access to all rooms and houses some very useful storage cupboards. To the front, there is an open plan Lounge/Dining/Kitchen area. The Kitchen boasts stylish units with Limestone work surfaces and many fitted appliances, including an ultra modern vented hob. From the Lounge & Dining areas there are windows giving you the best views of the Royal Harbour. To the rear of the Apartment you will find two good size Bedrooms with fitted wardrobes, the primary also having an en-suite Shower Room. There is also a good size Bathroom having both bath and separate shower cubicle. Finally, from the Hall there is a staircase giving access to a truly unbelievable roof terrace giving simply stunning views. This whole apartment is BRAND NEW and well worth a look.





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**Lounge Area 24'3" x 18'0" (7.4 x 5.5)**

Lovely wooden flooring, windows to front giving stunning views.

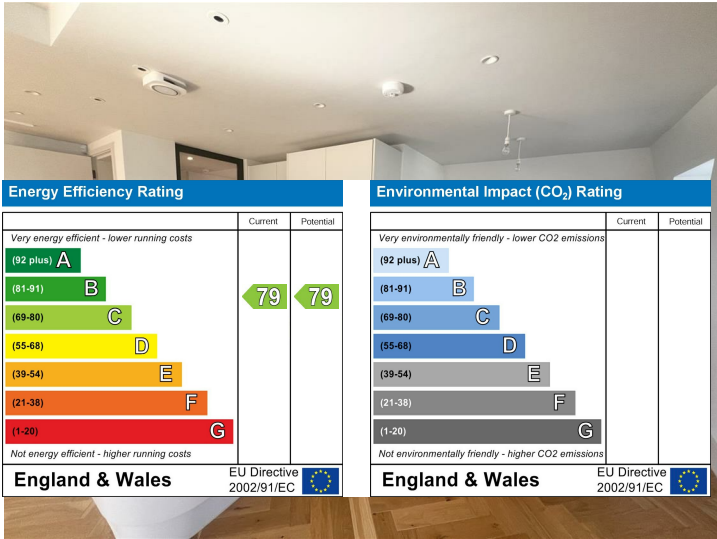
**Dining Area 10'5" x 7'10" (3.2m x 2.4m)**

Lovely wooden flooring.



**Kitchen Area 9'2" x 9'2" (2.8m x 2.8m)**

Stylish fitted wall/base units with Limestone works surfaces, many fitted appliances including vented induction hob, electric oven and fridge freezer.



**Bedroom 1 12'9" x 10'9" (3.9m x 3.3m)**

Windows to side and rear, sliding door wardrobes and door to the En-suite



**En-suite 9'6" x 5'6" (2.9m x 1.7m)**

Tiled flooring, shower cubicle, basin set in a vanity units, wall mounted WC and a chrome heated towel rail + bidet

**Bedroom 2 14'5" x 9'10" (4.4m x 3.0m)**

x2 windows to the side, sliding door wardrobe and a wall mounted radiator.



**Bathroom 8'7" x 6'7" (2.62m x 2.03m)**

Tiled Flooring, bath and separate shower cubicle, basin set in a vanity unit and a wall mounted WC + bidet



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
 Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
 Reg. In England No. 4264378 VAT No.785 158296  
 Directors: Richard Crosby MNAEA & Tracey Crosby

