

## Property brochure



CECILIA APARTMENTS  
67 DANE PARK ROAD  
RAMSGATE  
KENT  
CT11 7DN

Price: Offers over: £160,000

2 Bedrooms

1 Reception

1 Bathroom

0 Garage

EPC B

Tenure LEASEHOLD  
Council Tax A

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 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

Oakwood homes are delighted to offer this lovely first floor two-bedroom apartment in the sought after development of Cecilia Apartments, Dane Park Road, Ramsgate. There are two double bedroom and a family bathroom, as well as an allocated parking space all within the development, which is short distance from Broadstairs and of course Ramsgate town and seafront. Accommodation comprises a clean and tidy communal hall and stairs leading to all floors. The apartment offers open plan lounge/kitchen/diner to the front with fitted floor and wall units, along with integrated fridge/freezer, cooker and hob. This apartment is a sought after development will make a great investment, being sold with tenant in situ. £730PCM

### Location

Situated within walking distance from Dumpton & Ramsgate railway stations which offer a high-speed link to London St Pancras. Supermarkets and convenience stores are close by as is the Loop bus service connecting the Thanet towns.

### Accommodation

Hall	
Lounge/Kitchen	18' (5.49m) x 14'7" (4.45m)
Bedroom	12'4" (3.76m) x 9'8" (2.95m)
Bedroom	12' (3.66m) x 8' (2.44m)
Bathroom	8' (2.44m) x 5'7" (1.70m)

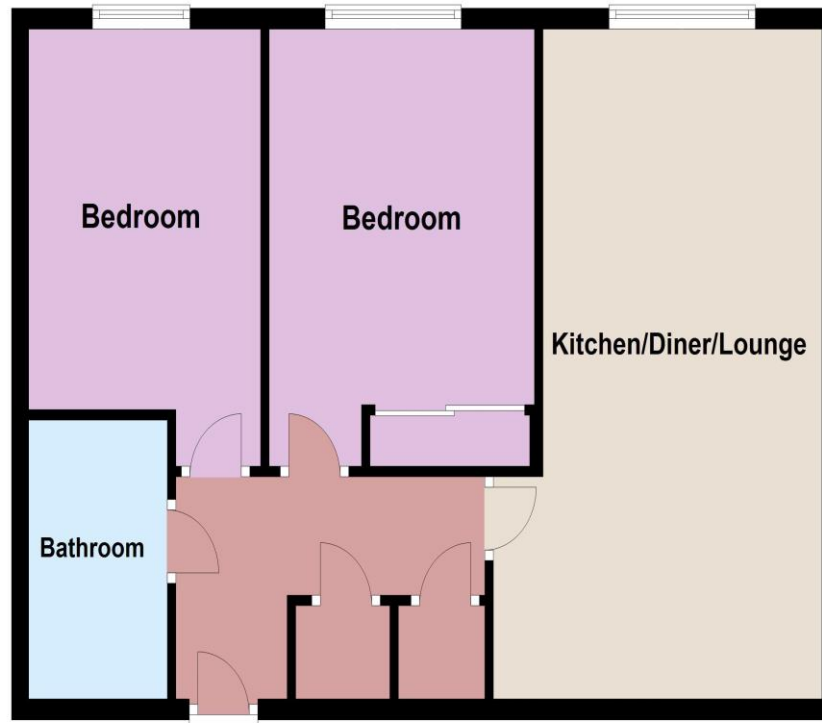
### Off street parking

109 years remaining on lease. Ground rent is £250 per annum, no expected increase. Service charges are around £1100 per year



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### First Floor



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Plan produced using PlanUp.

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### Key Features

- Two bedrooms
- Modern kitchen
- Modern bathroom
- Off street parking
- Popular location
- Ideal buy to let
- Ideal first time buy

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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. RAM0021416/20220213/RLDR



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