

## Property brochure



HARBOUR VIEW  
2 SION HILL  
RAMSGATE  
KENT  
CT11 9HZ

Price: £339,500

2 Bedrooms

1 Receptions

2 Bathrooms

No Chain

EPC C

Tenure LEASEHOLD  
Council Tax A

 [ramsgate@oakwoodhomes.biz](mailto:ramsgate@oakwoodhomes.biz)

 01843 590900

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

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### The Property

Chain free ground floor apartment with direct harbour views from your lounge! This 2/3 bedroom ground floor apartment is right on the seafront in Ramsgate with amazing views and being short walk from the town centre, the station with the high speed link to London and many cafes and bars overlooking the harbour & sandy beaches. The apartment has been well maintained, and would make an ideal second home/holiday home. There is an open plan lounge/kitchen to the front, with a further two double bedrooms and bathroom at the rear as well as an additional room which could be the 3rd bedroom or dressing room depending on your requirements. There is also a bathroom on this floor, as well as a lower ground floor utility room and shower room. The lease is 125 years from 2003, annual maintenance is £2000 which includes the ground rent which there are no plans to increase. Call to arrange your viewing!



### Location

Sion Hill is right on the seafront in Ramsgate overlooking the Royal Harbour, and within walking distance of Waitrose, the town centre, and the seafront with many cafes and bars and the sandy beach. Ramsgate station with the high speed link to London is a short walk away.

### Accommodation

#### GROUND FLOOR:

Lounge / kitchen: 24'6" (7.47m) x 17'10" (5.44m)

Bathroom

Bedroom: 13'8" (4.17m) x 7'8" (2.34m)

Bedroom: 17'9" (5.41m) x 10'5" (3.17m)

Box Room: 7'8" (2.34m) x 7'1" (2.16m)

#### LOWER GROUND FLOOR:

Utility & shower room



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### Key Features

- 2/3 bedroom apartment
- Direct harbour views
- Short walk to town and station
- No chain


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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. RAM0021782/

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