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Property brochure



GRANVILLE HOUSE
VICTORIA PARADE
RAMSGATE
KENT
CT11 8DF

Price: £200,000

2 Bedrooms

1 Receptions


1 Bathrooms


No chain

EPC E

Tenure LEASEHOLD
Council Tax A



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The Property

CASH BUYERS ONLY! We are delighted to offer for sale this very well presented 2 bedroom second floor flat in the prestigious Grade II listed Granville building on Ramsgate's East Cliff. The flat can be accessed via either the stairs or by lift from the main communal entrance, and there is also access by the stairs to the rear of the building. The apartment has an open plan lounge/kitchen, a double bedroom, a smaller second bedroom, beautiful bathroom and a balcony with sea views. We are looking for cash buyers only as the property has 57 years remaining on the lease and the owner has been informed that to increase the lease to 159 years will cost in the region of £25,000 which a new owner can instigate after 2 years of their ownership. The ground rent is currently £40 p/a and annual maintenance is £2,000. The apartment is available chain free so call to arrange your viewing!

Location

Granville House is situated on Ramsgate's East Cliff, where a short walk along the cliff tops will take you into Ramsgate with its sandy beaches and Royal Harbour, or through King George VI Park towards Broadstairs. There are convenience shops nearby, and Ramsgate station is a 20 minute walk away.

Accommodation

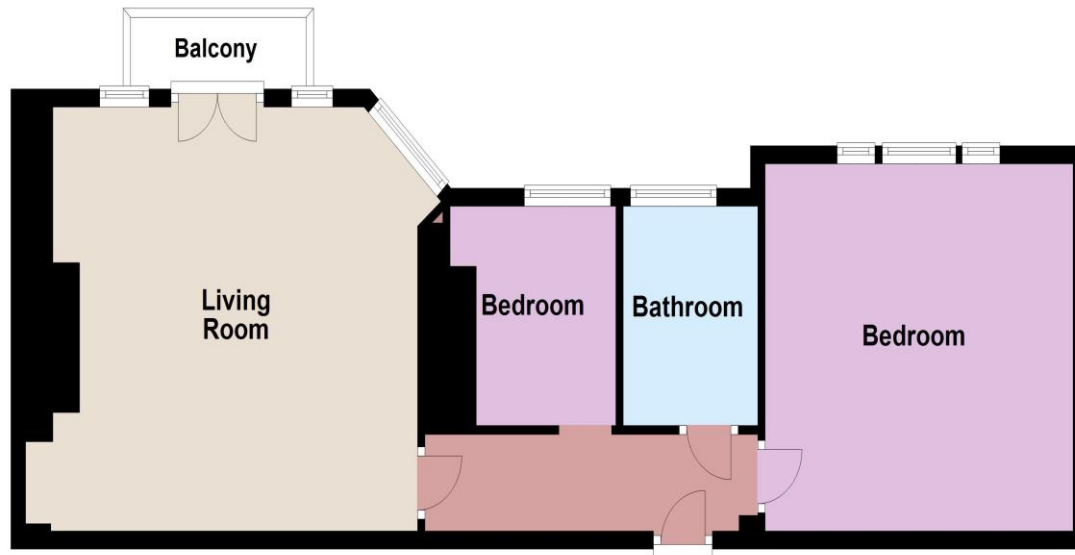
LIFT/STAIRS TO SECOND FLOOR:

Lounge/kitchen:	16'4" (4.98m) x 15'5" (4.70m)
Bedroom:	13'4" (4.06m) x 13'4" (4.06m)
Bedroom:	7'6" (2.29m) x 5'10" (1.78m)
Bathroom:	7'8" (2.34m) x 5'2" (1.57m)



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Second Floor



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Key Features

- CASH BUYERS ONLY
- 57 year lease remaining
- 2 bedroom second floor flat
- Balcony with sea views
- Well presented throughout
- Prestigious Grade II listed building

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. RAM0022449/



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