

Property brochure



ALBION HILL
RAMSGATE
KENT
CT11 8HG

Price: Offers over £230,000

1 Bedrooms

1 Reception

1 Bathroom

Sea views

EPC C

Tenure LEASEHOLD
Council Tax A



ramsgate@oakwoodhomes.biz



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The Property

Superb harbour & beach views from the lounge! This very well presented one bedroom third floor flat is a short walk away from Ramsgate's town centre, Royal Harbour & sandy beaches. The flat has a lounge with direct harbour views, a kitchen off the hallway with harbour views and amazing sunset views, and a double bedroom to the rear with views over the rooftops of Ramsgate. The modern shower room is also at the rear of the property. The owners have recently boarded & insulated the loft to provide extra storage, and installed a loft ladder. There is a high speed internet connection to the apartment. The flat has a 1/5th share of freehold, there are 96 years remaining on the lease, with £175 maintenance payable twice per year and. there is no ground rent. Parking is available on road close by and there is a pay and display car park at the top of Albion Hill for which resident's permits can be obtained.



Location

Albion Hill is a superb location very close to the town centre and a short walk to Ramsgate's Royal Harbour with plenty of cafes and bars overlooking the harbour and sandy beaches.

Accommodation

STAIRS TO 3rd FLOOR

Hallway

Lounge: 18'0" (5.49m) x 14'0" (4.27m)

Kitchen: 9'0" (2.74m) x 8'0" (2.44m)

Bedroom: 15'0" (4.57m) x 9'0" (2.74m)

Shower room: 6'0" (1.83m) x 5'0" (1.52m)

N.B The lease does not allow Air BnB or holiday lets

Council Tax Band A



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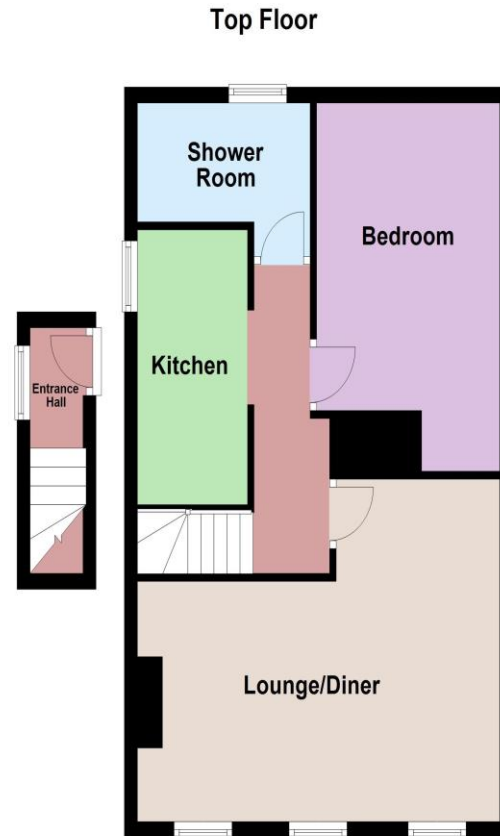


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Property brochure



Total area: approx. 52.4 sq. metres (564.5 sq. feet)

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Plan produced using PlanUp.

Key Features

- Harbour & beach views from kitchen & lounge
- 1 bedroom 3rd floor flat
- Superb condition throughout
- 1/5 share of freehold
- EPC C

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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. RAM0020492/



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