



GUILDCREST ESTATES



51 St Stephens Park Road, Manston, Ramsgate CT12 5NE





GUILDCREST ESTATES

St Stephens Park Road,
Manston, Ramsgate CT12 5NE

Prices from £360,000

The Ashdown

This charming red brick semi-detached home, boasts a modern, bright interior.

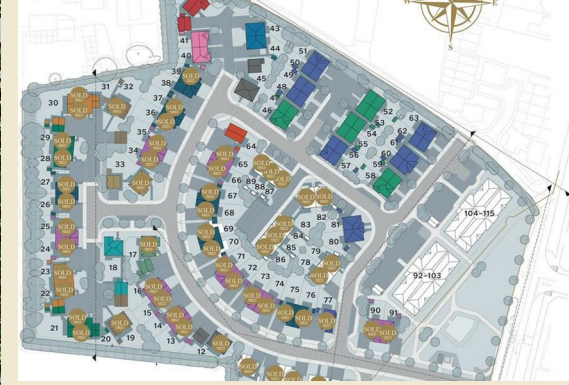
The bright and spacious entrance hall leads to the separate lounge with double doors to open plan kitchen/diner, and a downstairs cloakroom. Upstairs you will find three bedrooms, an en-suite and the family bathroom.

This home has driveway for 2 vehicles , rear garden laid to lawn with an Indian Sandstone patio.

All-inclusive, this new home will be finished and ready for you to move in to, with NO ADDITIONAL COSTS.

This home comes complete with moduleo LVT flooring and luxurious carpet throughout, oak internal doors and a bespoke, fully fitted Roma kitchen with integrated appliances and quartz worktops.

The fully tiled bathroom and en-suite feature modern white sanitary ware, including a free standing bath, separate showers, beautiful vanity units, illuminated mirrors and heated towel rails.





With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. So why wait?

Inspired by serene park landscapes, St Stephen's Park features tree-lined avenues, a fun-filled children's play park, and ample open green spaces for you and your family to enjoy.

Council Tax Band: Not confirmed yet as new build property.

Freehold

Mains water, sewer, electricity, gas with gas central heating.

Fixed wireless broadband.





GUILDCREST ESTATES

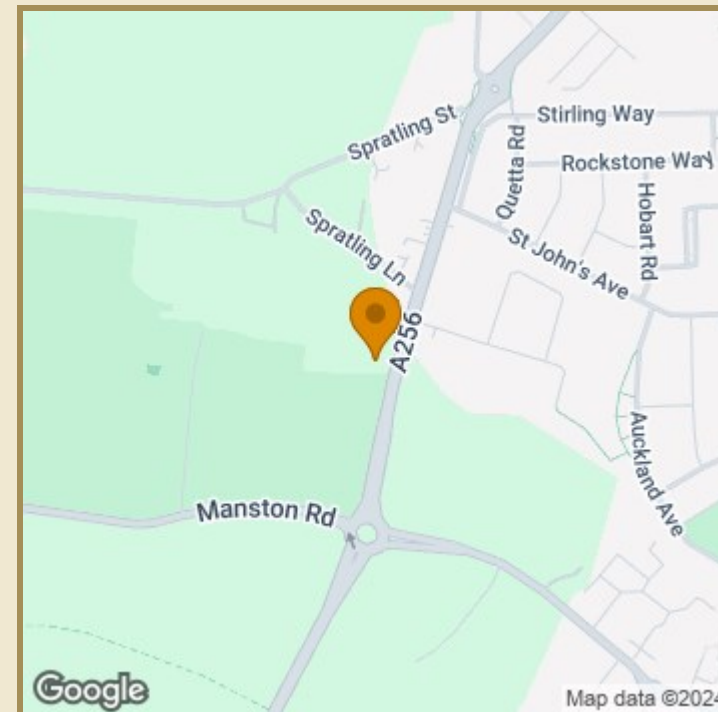
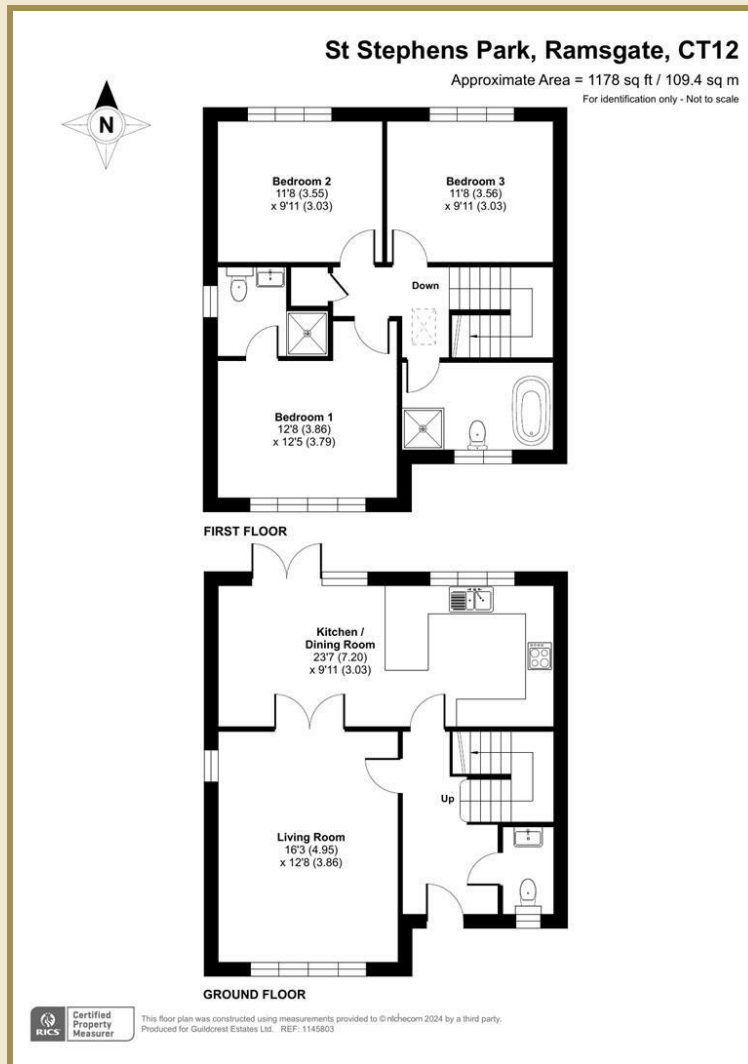
Key Features

- THREE BEDROOMS
- OFF STREET PARKING
- MODERN INTERIOR
- INTERGATED APPLIANCES INCLUDED
- EN SUITE SHOWER ROOM
- FULLY TILED BATHROOM
- LUXURY LVT FLOORING INCLUDED
- DEEP PILE CARPETS INCLUDED

Important Information

Freehold
 House - Semi-Detached
 0.00 sq ft
 Council Tax Band New Build
 EPC Rating

£360,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.