



GUILDCREST ESTATES



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





GUILDCREST ESTATES

St Stephens Park Road,  
Manston, Ramsgate CT12 5NE

**Prices from £350,000**

Last few remaining

THE PENNINGTON

A stunning 3 bedroom semi-detached home,  
with a light, modern interior.

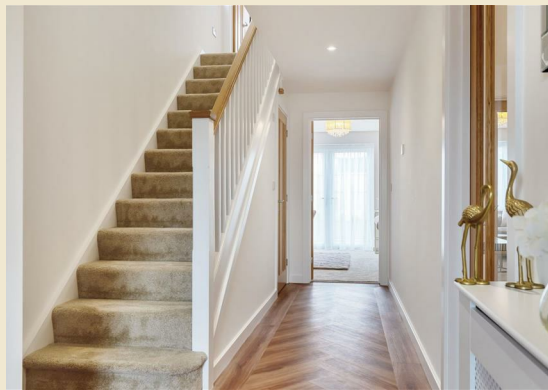
Step into the light and spacious entrance hall  
which leads to the open plan kitchen/diner,  
separate lounge with connecting double doors  
and downstairs cloakroom. Upstairs you will  
find 3 bedrooms, an ensuite and the family  
bathroom.

This property boasts a landscaped front  
garden, a rear garden laid to turf with an Indian  
Sandstone patio, single garage and driveway  
for 2 vehicles.

This stunning new home is all-inclusive, it 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 sanitaryware, 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?

Experience comfort, convenience and style in this remarkable home that is just waiting to be yours.



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

Freehold

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

Fixed wireless broadband.





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### Key Features

- AVAILABLE NOW
- STAMP DUTY PAID
- SOUGHT AFTER DEVELOPMENT
- SEMI DETACHED WITH GARAGE
- INTERGATED APPLIANCES
- LUXURY FLOORING INCLUDED
- SOFT LANDSCAPED FRONT GARDEN
- Excellent Location
- Beautiful Garden with Patio and Turf Lawn

### Important Information

Freehold  
 House - Semi-Detached  
 1122.00 sq ft  
 Council Tax Band D  
 EPC Rating

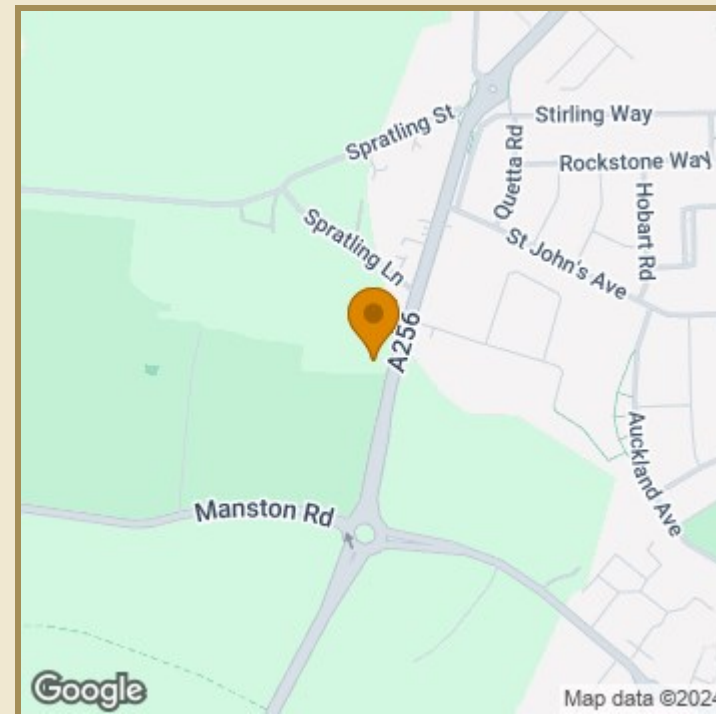
£350,000

### St Stephens Park Road, Ramsgate, CT12

For identification only - Not to scale



**Certified Property Measurer** This floor plan was constructed using measurements provided to © nidecom 2023 by a third party. Produced for Guildcrest Estates Ltd. REF: 962965



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

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



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