



GUILDCREST ESTATES



Apartment 9 2 Kingsbury Avenue, Manston, Ramsgate CT12 5NE



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2 Kingsbury Avenue, Manston,
Ramsgate CT12 5NE

£1,000 Per month

Welcome to this exquisite newly built one bedroom first floor apartment located at 2 Kingsbury Avenue in the charming area of Manston, Ramsgate. Spanning an impressive 977 square feet, this purpose-built residence offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a comfortable rental.

As you enter the apartment, you are greeted by a welcoming hallway that features ample storage space, including washing/Dryer. The layout flows seamlessly into a well-appointed bathroom, which boasts modern white sanitary ware, a stylish vanity unit, and a heated towel rail, ensuring both functionality and elegance. The apartment comprises a spacious bedroom, providing a tranquil retreat for rest and relaxation.

The heart of the home is undoubtedly the open-plan kitchen, dining area, and lounge, which is bathed in natural light thanks to the glass doors that lead out to a private balcony. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day. The kitchen is equipped with integrated appliances, making it a delight for any culinary enthusiast.

Throughout the apartment, you will find plush carpets and high-quality flooring that add a





touch of luxury to the living spaces. The oak internal doors further enhance the contemporary feel of the property.

Additionally, the apartment comes with allocated parking for one vehicle, a valuable feature in this desirable location. Situated close to local amenities and the train station, this property offers both comfort and convenience, making it a wonderful place to call home. Don't miss the opportunity to view this stunning apartment; it truly is a gem in the heart of Ramsgate.

Council Tax Band - New Rate Not Available Yet
Leasehold

Available June 2025

Rent - £1,000 pcm
Deposit - £1153 (5 weeks rent)





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Key Features

- NEWLY BUILT GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- TURN KEY PROPERTY
- 2 DOUBLE BEDROOMS
- INTEGRATED APPLIANCES
- FULLY FITTED KITCHEN
- FULLY FITTED FAMILY BATHROOM
- PRIVATE BALCONY

Important Information

Apartment - Purpose Built

977.00 sq ft

Council Tax Band New Build

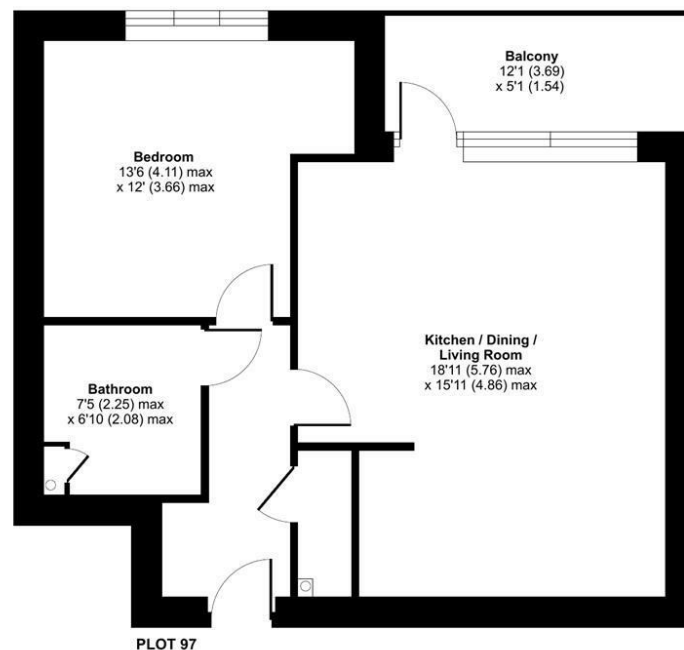
EPC Rating

£1,000 Per month

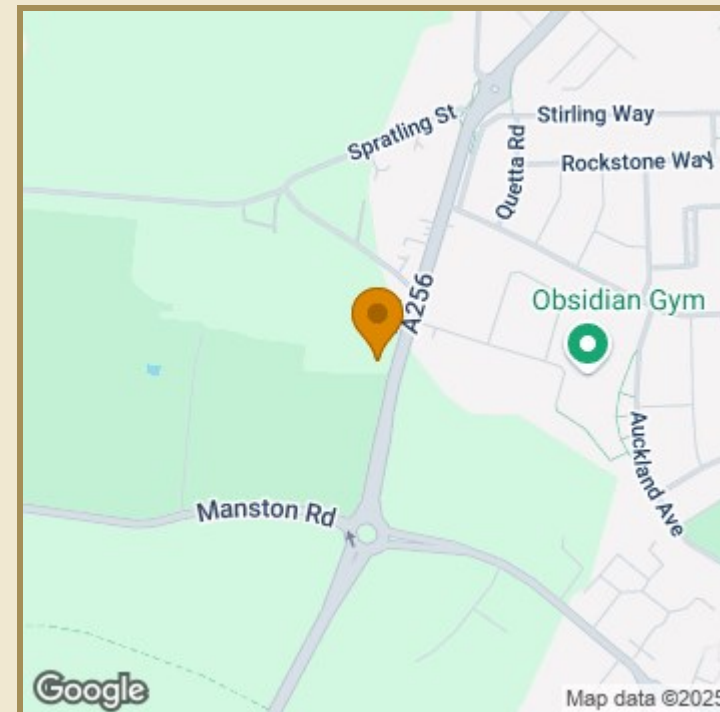
Kingsbury Avenue, Manston, Ramsgate, CT12

Approximate Area = 977 sq ft / 90.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Guildcrest Estates Ltd. REF: 1228369



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
(92 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		



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