



GUILDCREST ESTATES



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



2



1



1



GUILDCREST ESTATES

2 Kingsbury Avenue, Manston,
Ramsgate CT12 5NE

£1,200 Per month

Welcome to this exquisite newly built two bedroom ground floor apartment located at 2 Kingsbury Avenue in the charming area of Manston, Ramsgate. Spanning an impressive 793 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 washer/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 two spacious bedrooms, 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 courtyard. 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 - £1,200 pcm
Deposit - £1384 (5 weeks rent)





GUILDCREST ESTATES

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 COURTYARD

Important Information

Apartment - Purpose Built

793.00 sq ft

Council Tax Band New Build

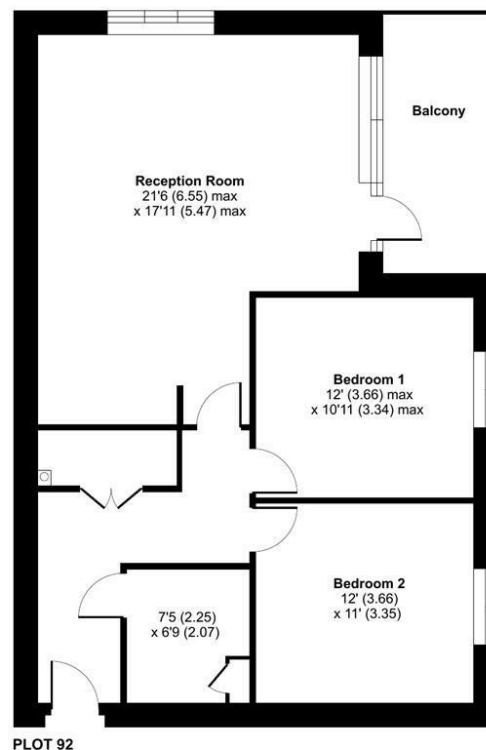
EPC Rating

£1,200 Per month

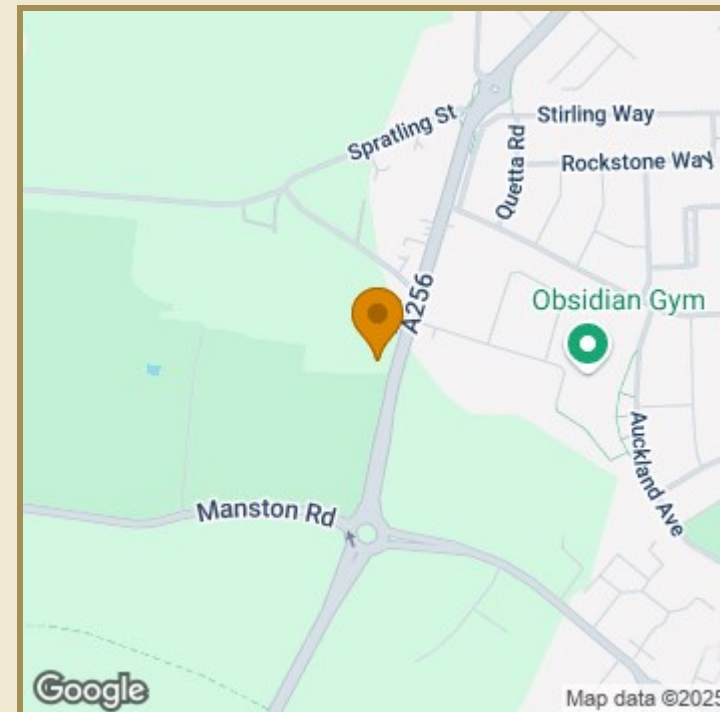
Kingsbury Avenue, Manston, Ramsgate, CT12

Approximate Area = 793 sq ft / 73.7 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to i-richcom 2025 by a third party.
Produced for Guildcrest Estates Ltd. REF: 1228365



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



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.