



Lime Grove, Cannonbury Road  
Ramsgate, CT11 9NR

**Offers In The Region Of £175,000**





**IDEAL FIRST TIME PURCHASE / 2ND HOLIDAY HOME OR RENTAL INVESTMENT**

TMS ESTATE AGENTS are delighted to offer to the market this spacious Top Floor Apartment in a modern development with allocated parking and a lift!

Situated in an ideal location within easy access to Ramsgate town and the Royal Harbour & beaches. Ramsgate mainline station is just over a kilometre away and offers fast links direct to London. There are many local restaurants, cafes, independent shops and chain stores close by and primary & secondary schools. This 2 bedroom 2 bathroom top floor flat with allocated parking is a perfect investment property, a 2nd home by the sea or first time purchase

The apartment enjoys a spacious lounge/diner which leads to a modern kitchen, two double bedrooms with en suite to the main bedroom and a family bathroom.

The property would also make a great investment as a buy to let, we estimate the rental income to achieve approximately £900pcm which is a 6.1% yield.

Call TMS ESTATE AGENTS today to book your viewing today, we are available 7 days a week.







- TWO BEDROOM TOP FLOOR APARTMENT
- ENSUITE & FAMILY BATHROOM
- LIFT SERVICE
- ALLOCATED PARKING
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- EPC - C / COUNCIL TAX - B
- CLOSE TO TOWN CENTRE

Lounge/Diner  
19'5" x 11'8" (5.93 x 3.58)

Kitchen  
8'10" x 6'11" (2.71 x 2.13)

Main Bedroom  
14'7" x 14'2" (4.45 x 4.32)

Ensuite  
7'3" x 6'8" (2.21 x 2.05)

Bedroom Two  
11'8" x 7'10" (3.56 x 2.41)

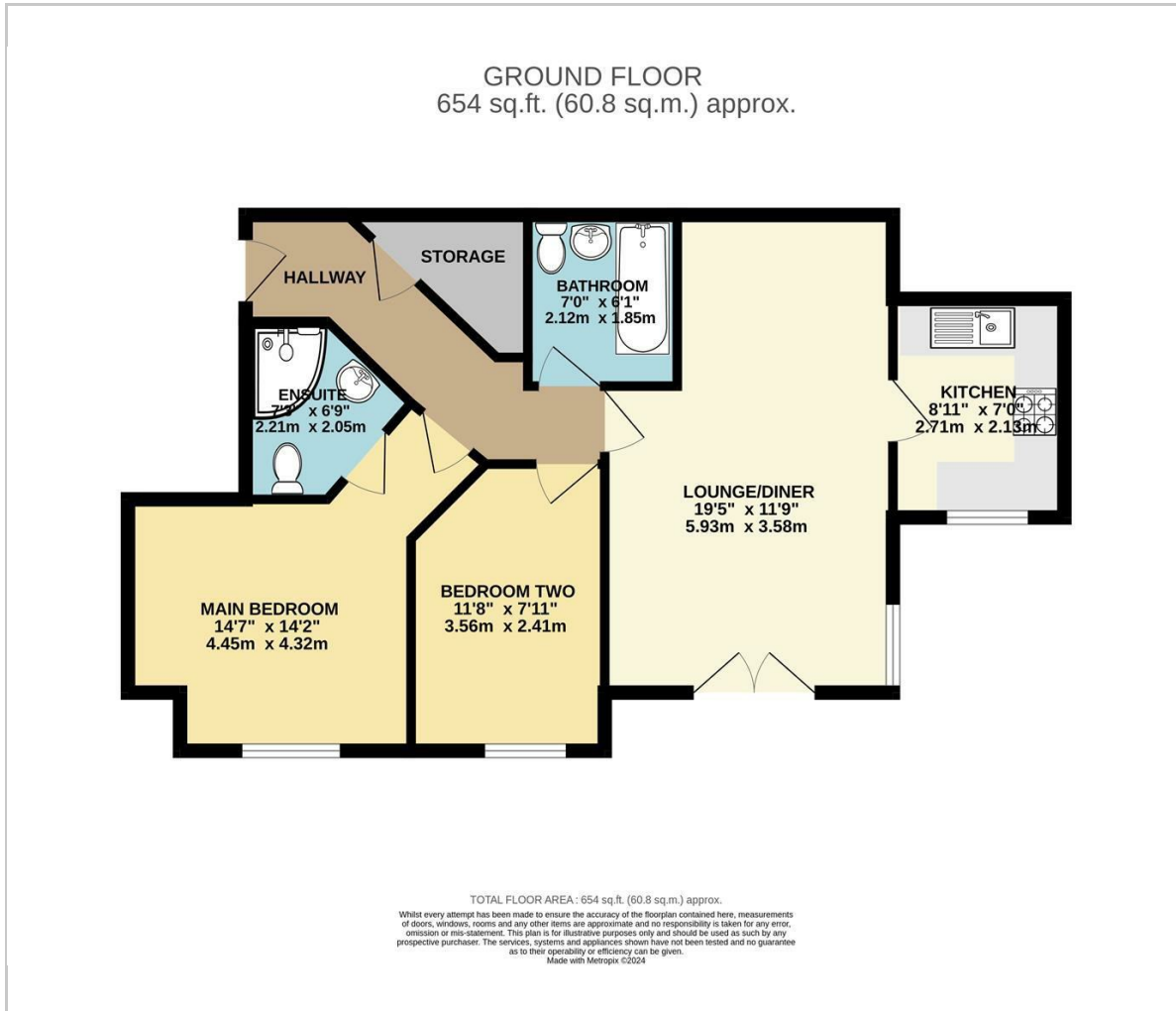
Bathroom  
6'11" x 6'0" (2.12 x 1.85)

#### AGENT NOTE

There is currently 980 years remaining on the lease, the annual ground rent is £100 per annum and the most recent service charge we have been provided was for £1,293.31p per annum.



## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

