



**49 Harbour Parade Ramsgate,  
CT11 8LJ**

**Offers In The Region Of £300,000**





## 49 Harbour Parade

### 5TH FLOOR PENTHOUSE APARTMENT ~ STUNNING DIRECT VIEWS OF THE ROYAL HARBOUR

TMS ESTATE AGENTS are delighted to market this beautifully presented TWO bedroom, TWO bathroom penthouse apartment located in the centre of the UK's only Royal Harbour. Boasting a full length balcony to the front where you can enjoy your morning coffee as the sun comes up over the Marina, or catch the afternoon and evening sun on the large rear Roof Terrace.

The Apartment enjoys two double bedrooms one with en-suite shower room, both bedrooms open directly to the rear roof terrace. The open plan lounge and kitchen enjoy panoramic views over the Harbour and open to the balcony. The modern fully fitted kitchen has integrated dishwasher, washing machine, fridge and freezer and breakfast bar. The main bathroom also enjoys a shower over the bath.

Ramsgate is steeped in history and was a favourite retreat for Pugin, Elizabeth Fry, Van Gogh and Coleridge. It also offers a lively shopping area and regular traditional market, a vast selection of bars excellent varied restaurants and a 'café culture' at the harbour-side – the perfect place for a relaxing time whether you make this your main residence or as your seaside retreat.

Commuting to London is easy with Ramsgate mainline station offers fast trains to the heart of the city. Please note the apartment is on the 5th floor and is only accessible via stairs. We have been informed by the current owner that there is 116yrs left on the lease with annual fees of between £400 and £500 for maintenance and ground rent. We would always recommend you have this information checked by your legal representative.

The property is currently let on an assured shorthold tenancy and achieves £1400pcm. Perfect as a rental investment or 2nd home by the sea. (This property cannot be used as a holiday let)

Be sure not to miss out on this stunning apartment, call TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

### COMMUNAL ENTRANCE 5TH FLOOR APARTMENT Entrance Hall

Lounge / Kitchen  
28'5" x 12'11" (8.67 x 3.95)

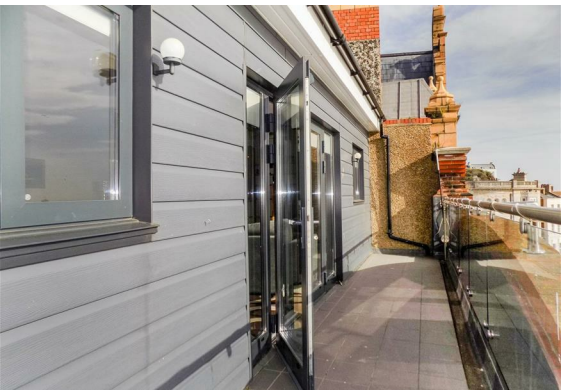
Bedroom One  
13'8" x 8'9" (4.18 x 2.68)



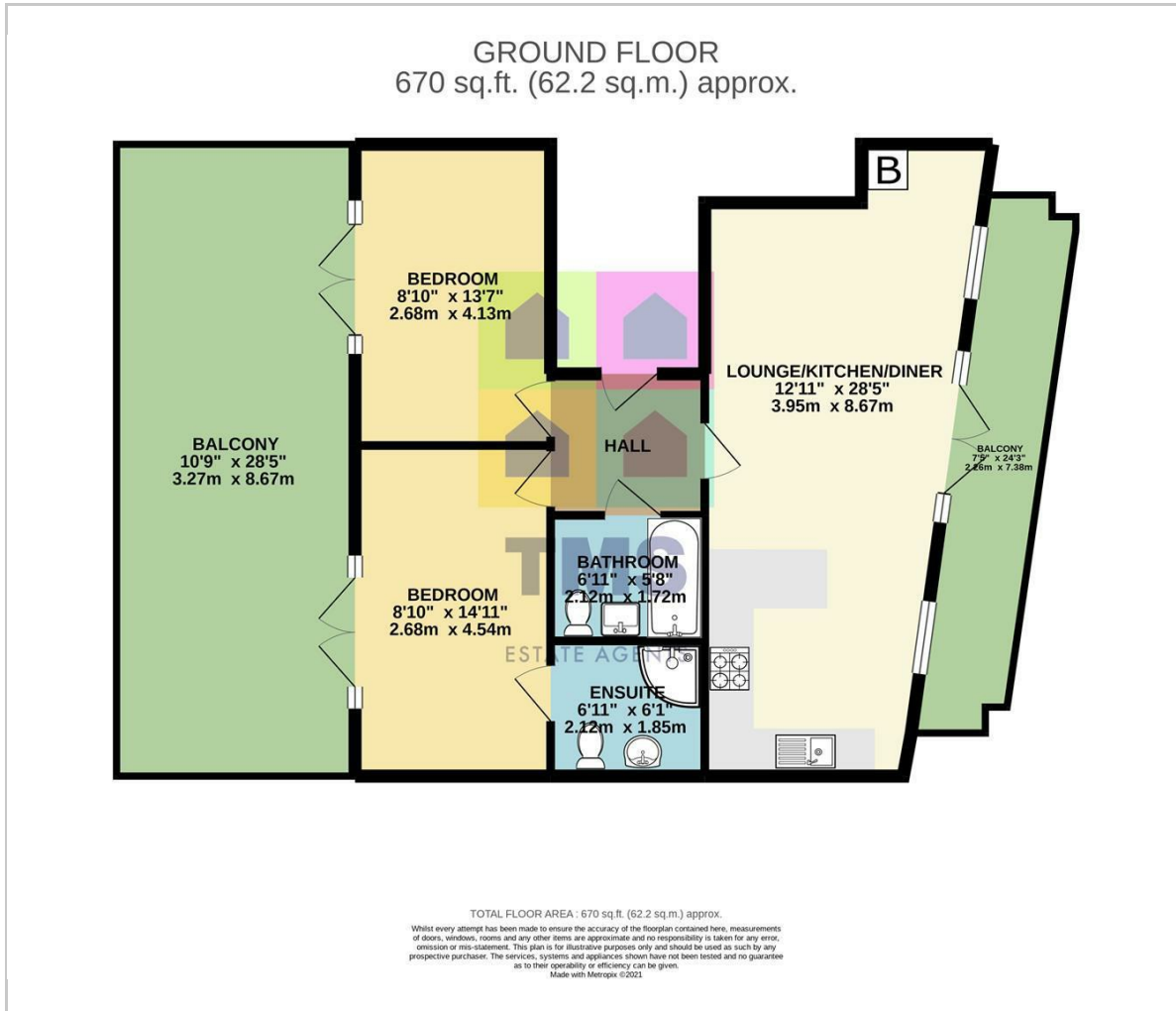




En Suite Shower Room  
Bedroom Two  
13'10" x 8'6" (4.23 x 2.60)  
Bathroom  
EXTERNAL  
Balcony to front  
Roof Terrace to Rear



## 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 firm's 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

