



49 Harbour Parade Ramsgate, CT11 8LJ

£225,000



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.

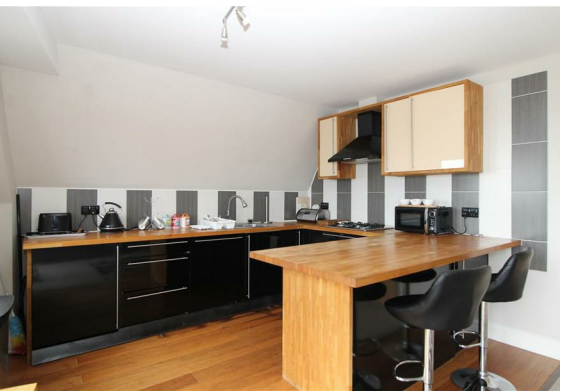
The Apartment enjoys two double bedrooms one with en-suite shower room, both bedrooms open directly to the rear roof terrace. The open plan lounge and kitchen enjoy panoramic views over the Harbour and open to the balcony. The modern fully fitted kitchen has integrated dishwasher, washing machine, fridge 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
Entry phone system, stairs to apartments.

5TH FLOOR APARTMENT

Entrance Hall
Fitted Carpet, entry phone system, mirror, radiator.

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

An impressive 28' room with Double glazed doors to the balcony boasting panoramic views over Ramsgate' Royal Harbour. Large open plan living area with corner sofa, table and 4 chairs and flat screen Smart T.V.

The kitchen is a range of modern high gloss black wall drawer and base units, the work surfaces are solid wood and there is a breakfast bar with swivel stools, integrated dishwasher, washing machine, fridge & freezer, gas hob with electric oven, microwave, kettle, toaster, fully stocked cupboards and drawers.

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

Double glazed door and windows to Roof Terrace, double bed, wardrobe, bedside cabinets, chest of drawers, wall mounted T.V, fitted carpet, radiator.

En Suite Shower Room
Fully tiled corner shower cubicle, wash hand basin, low flush W.C, heated towel rail, vinyl floor.

Bedroom Two
13'10" x 8'6" (4.23 x 2.60)

Double glazed door to Roof Terrace, fitted carpet, radiator, double bed, bed side cabinets, mirror storage unit, wardrobe.

Bathroom
Paneled bath with mixer taps and shower attachment, low flush W.C, vanity wash hand basin, heated towel rail, vinyl floor. ,

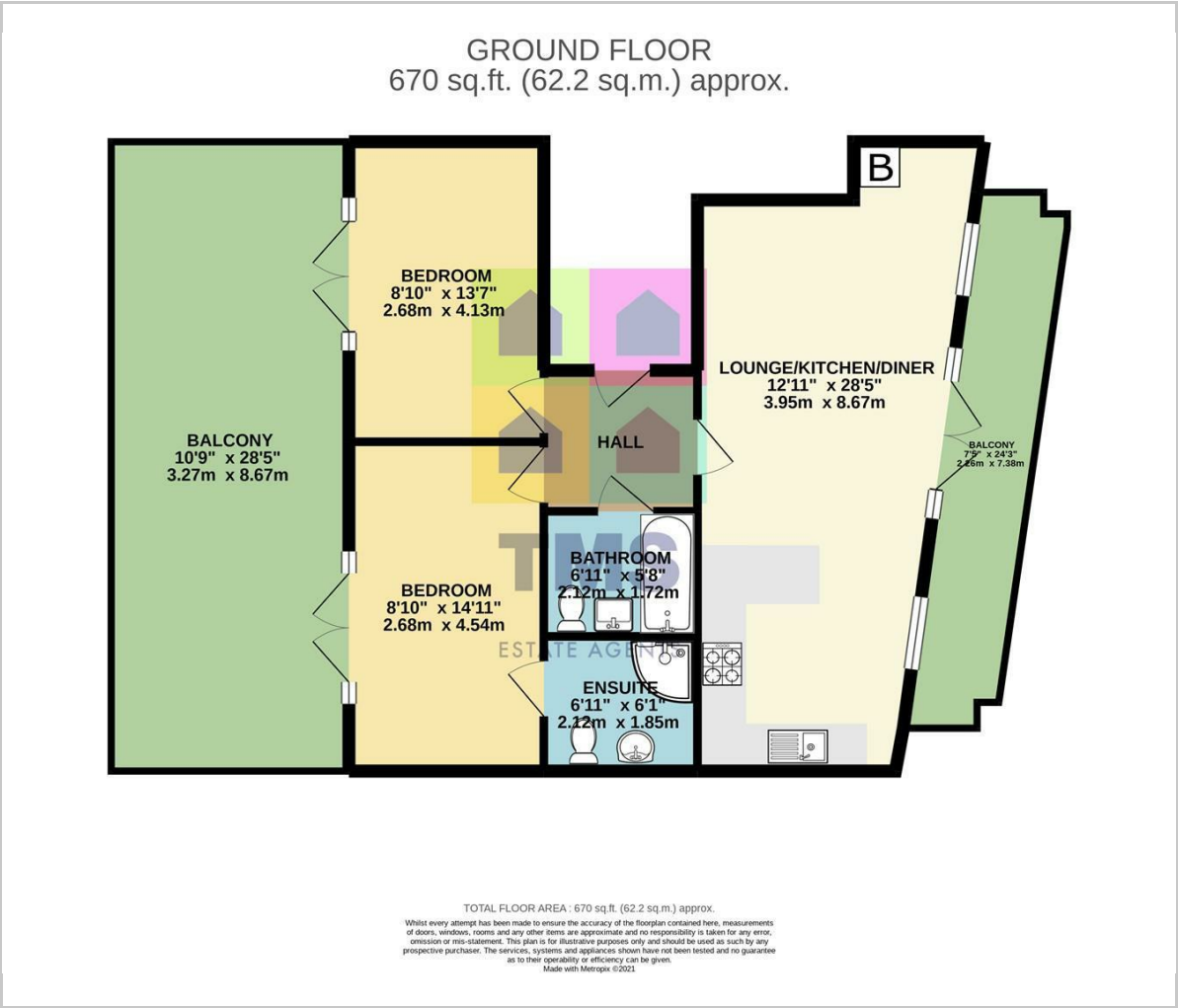
EXTERNAL

Balcony to front
Enjoy the stunning views over Ramsgate Harbour and Marina enjoying the early morning sun.

Roof Terrace to Rear
Enjoy the afternoon and evening sun on the roof terrace, reclining chairs and table & chairs in the apartment.

Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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

