



Falcon Mews, Eagle Hill, Ramsgate
Offers In The Region Of £175,000





A rare and unique opportunity has entered the market with this charming one-bedroom freehold end-of-terrace house in a gated development.

If you're looking to take your first step onto the property ladder, this is a must-see!

The ground floor offers a bright, open-plan living area, with the modern kitchen situated at the rear of the property, overlooking a good sized lounge - perfect for relaxing or entertaining. Upstairs, you'll find a spacious double bedroom and a well-appointed bathroom, which includes a bathtub with an overhead shower, a toilet, and a basin. The property also comes with the added convenience of a dedicated parking space for one car.

While compact, this property has a great deal to offer the discerning buyer—a cosy, low-maintenance home that you can truly make your own. Whether you're a first-time buyer or an investor, this property is a smart choice. For potential landlords, this property is expected to achieve a rental income of £900pcm - 1000pcm offering a yield of 5.68% - 6.32%~a solid investment opportunity.

Eagle Hill is renowned for its welcoming community, excellent local schools, and an array of independent shops and cafes. It's an ideal location for those seeking a peaceful, yet well-connected lifestyle. Additionally, you're just a short drive from Westwood Cross, a bustling hub for shopping, dining, and entertainment, ensuring that everything you need is within easy reach.

Don't miss out—contact TMS Estate Agents today to speak with a member of our team and secure your viewing! We're available 7 days a week and look forward to helping you find your perfect home.



Lounge/Diner	23'3" x 13'8" (7.10 x 4.18)
Downstairs WC	6'3" x 3'2" (1.93m x 0.99)
Bathroom	7'2" x 6'3" (2.19 x 1.92)
Bedroom	12'8" x 10'5" (3.86m x 3.18m)

Agent Note

Please note that there is currently no management company or service charge in place. However, there is an informal agreement among the four properties that any shared expenses will be equally divided among them if necessary.

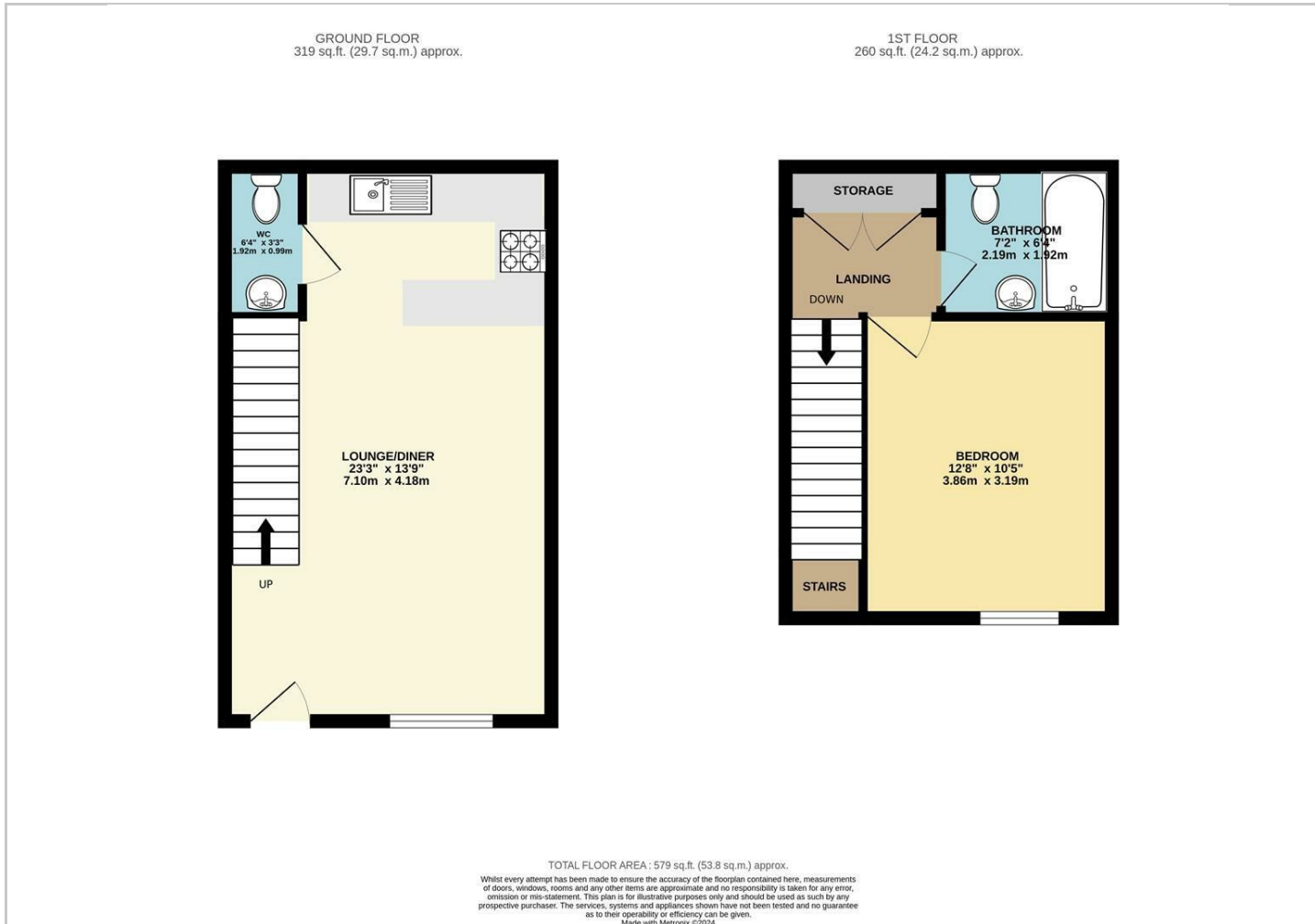


- END OF CHAIN
- GATED COMMUNITY
- DOWNSTAIRS WC
- UNDER FLOOR HEATING
- ALLOCATED OFF STREET PARKING
- FREEHOLD
- COMMUNAL GARDEN
- OPEN PLAN LIVING SPACE
- FIRST TIME BUYERS/ INVESTORS DREAM
- COUNCIL TAX BAND A





Floor Plans



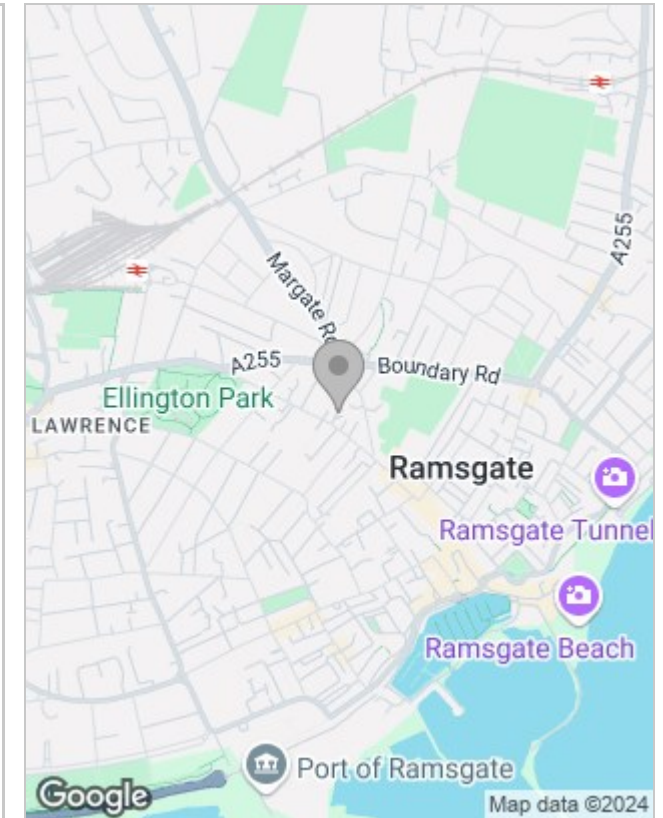
Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

