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ESTATE AGENTS



Flat 20 West Cliff Road

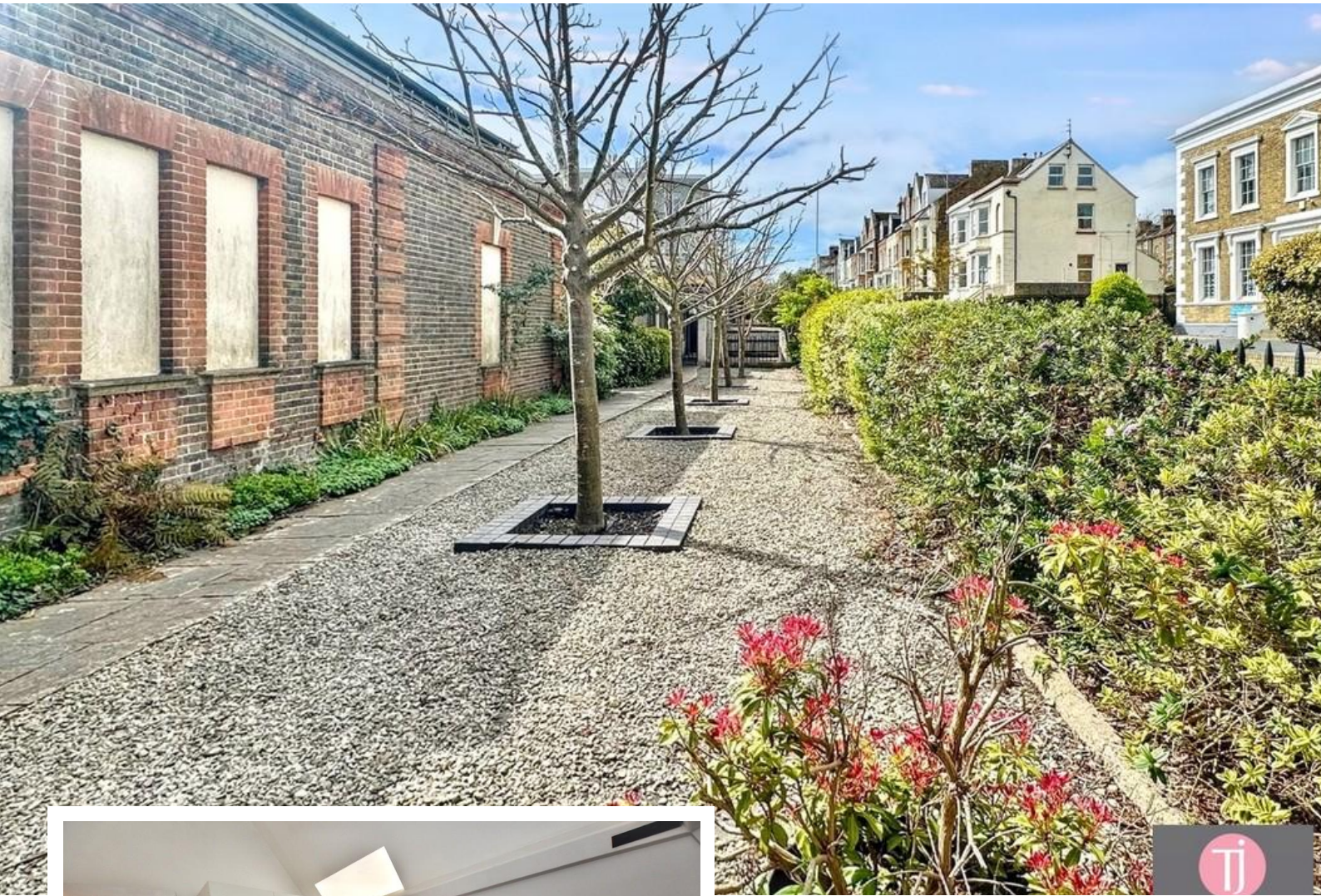
Ramsgate, CT11 9HR

- Beautiful Loft Apartment
- Vaulted & Beamed Ceilings
- Double Bedroom
- Gas Central Heating
- Wet Room
- Real Industrial Loft Feel
- Beautiful Gardens
- Allocated Parking

£179,995

EPC Rating '58'





Property Description

THE PROPERTY

Nestled within the storied walls of a historic property in Ramsgate, this exquisite loft apartment offers a unique blend of period charm and contemporary living. Ascend to discover a captivating open-plan reception room, thoughtfully designed to seamlessly integrate distinct dining, living, and kitchen areas. Exposed beams, a testament to the building's rich past, add character and warmth throughout. Beyond this versatile space, a separate wet room provides modern convenience, while a tranquil double bedroom, also graced with striking beamed features, offers a peaceful retreat. This exceptional residence presents an opportunity to embrace a stylish urban lifestyle within a setting steeped in history. There is also an allocated parking space within a gated area plus beautiful communal gardens.

COMMUNAL GARDENS

Beautifully landscaped gardens and open spaces, open access and pathways.



COMMUNAL ENTRANCE

Beautifully presented communal entrance, spacious staircases lead to the second floor.

ENTRANCE HALL

Door to entrance, door to:-

OPEN PLAN RECEPRION ROOM AND KITCHEN

23' 6" x 23' 10" (7.16m x 7.26m) Combined maximum measurement to include the kitchen, a spacious room with vaulted ceilings and feature beams set to defined areas of kitchen, dining area, reception area, kitchen, exposed flooring, radiators, two velux windows.

Kitchen includes a well planned range of fitted base units, space for washing machine and dishwasher, fitted electric oven plus gas hob.

BEDROOM

13' 0" x 10' 4" (3.96m x 3.15m) Vaulted and beamed ceiling, radiator, window.

WET ROOM WC

A well presented wet room with mains fed thermostatic shower fitment, low level WC and wash basin, attractive tiling, built in storage, built in cupboard houses the gas boiler.

PARKING

set within secured entry there is a parking space.

LEASE DETAILS

Vendor advises that there are 178 years remaining on the lease.

The service charge is £2306 PA





MEASUREMENTS

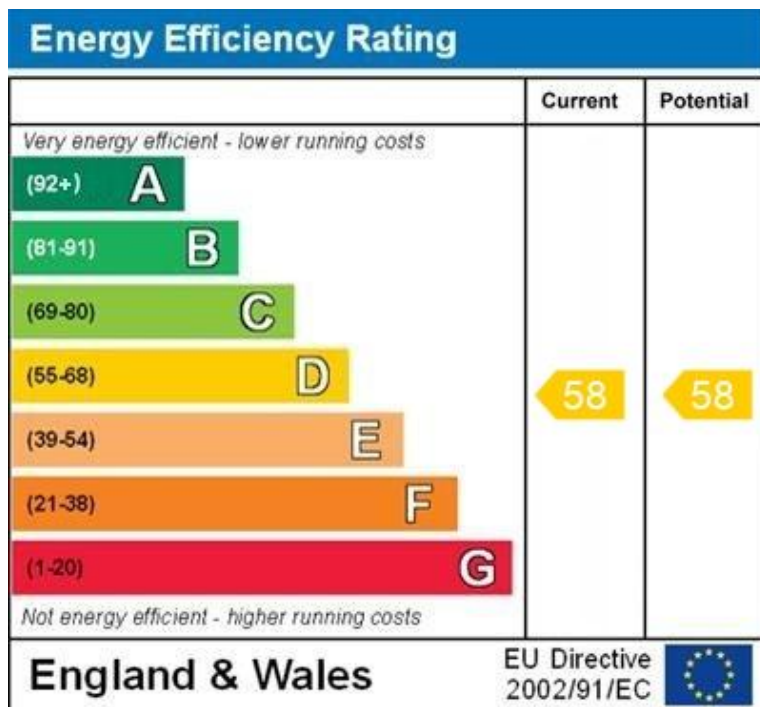
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COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band B
Council Tax Cost (PA) £1,878.69

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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