



Thomas
jackson
ESTATE AGENTS



2 Saddlers Mews

Ramsgate, CT12 5LN

- Purpose Built Top Floor Apartment
- Two Double Bedrooms Plus Office Or Walk In Wardrobe
- Beautiful Spacious Bathroom
- Interesting Architectural Details
- Gas Central Heating & Double Glazing
- Allocated Parking
- Recently Redecorated Throughout
- Viewing Essential

OIEO £160,000

EPC Rating '78'





Property Description

THE PROPERTY

An impeccably presented top floor, purpose-built apartment set close to Westwood Cross. Perfect for fast connection to the Thanet Way and Motorway network. The property is set on the second floor and is accessed through very well-kept communal hallways. The flat is set as a spacious hallway, an open plan reception room with great views over the coast and open farmland which in turn opens into the kitchen. The kitchen is fitted with a number of integral appliances. There are two double bedrooms, the master featuring double height vaulted ceiling, double built in wardrobe and an incredibly useful walk in dressing room, office or maybe even a cot room. The property has been recently redecorated throughout and is now available chain free. The property also benefits from allocated parking space, gas central heating as well as double glazing.

COMMUNAL ENTRANCE HALLWAY

Well kept communal entrance hallway, stairs to second floor, door to:-

RECEPTION HALLWAY



11' 11" x 4' 10" (3.63m x 1.47m) Coved ceiling, access to Partly boarded loft space, wall mounted telephone entry phone system, radiator, Oak panelled doors to storage cupboard also house is a wall mounted gas boiler for central heating and domestic hot water, doors to:-

RECEPTION ROOM

15' 2" x 11' 8" (4.62m x 3.56m) Coved ceiling, dual aspect double glazed windows with distant sea views and farmland views towards Sandwich Bay and Birchington, double radiator, TV point, telephone point, sliding casement doors to:-

KITCHEN

11' 8" x 6' 11" (3.56m x 2.11m) Measurements include a range of fitted base units with an integrated washer dryer, under unit fridge and under counter freezer, fitted Neff electric fan oven, drawers and cupboards, work surface over inset with a stainless steel one and a half bowl with single drainer and mixer tap over, inset four burner gas hob, range of wall cabinets and wine storage rack over with a stainless steel chimney style filter hood, coved ceiling inset with LED downlights, double glazed window with views over open farmland and further beyond sea views over Birchington.



BEDROOM ONE

11' 10" x 9' 10" (3.61m x 3m) With a height of 14', vaulted ceiling, double height double glazed windows with fitted blinds, views over farmland and sandwich Bay sea views, telephone point, TV point, two wall light points, ceiling inset with LED downlights, double radiator, bifold doors open into double wardrobe fitted with storage shelving and hanging rail, door to:-

WALK IN WARDROBE / OFFICE OR COT ROOM

9' 7" x 8' 6" (2.92m x 2.59m) Maximum measurements include a built in wardrobe with hanging rail and storage space, ceiling is coved with inset lighting, radiator, oak flooring, double glazed windows with open farmland views and beyond over sandwich bay.



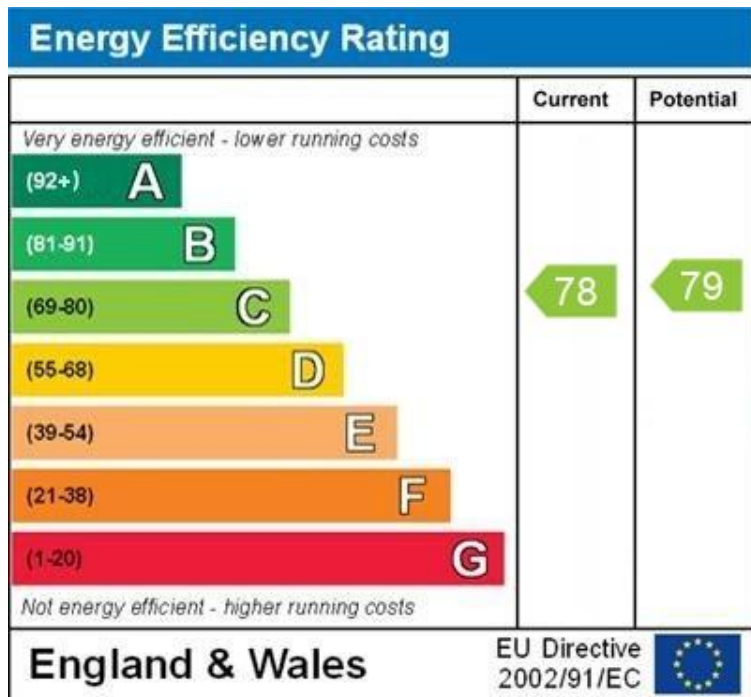
BEDROOM TWO

11' 10" x 7' 8" (3.61m x 2.34m) Coved ceiling, radiator, double glazed window.

FAMILY BATHROOM

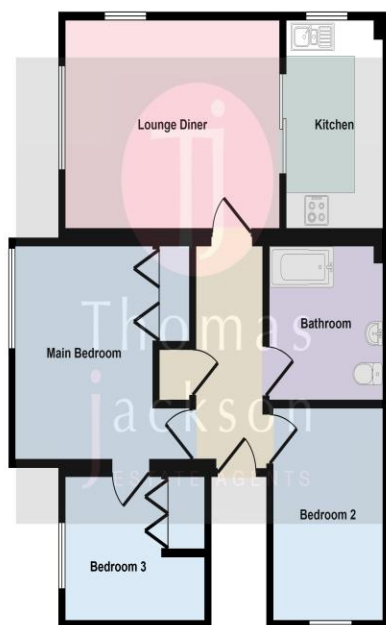
8' 5" x 7' 2" (2.57m x 2.18m) Spacious family bathroom featuring an L shaped shower bath with glass shower screen, thermostatically controlled shower fitment and mixer tap over, pedestal wash basin with mixer tap and low-level WC attractive travertine tiling to walls and floors, ceiling with inset lighting, extractor fan, heated towel rail.





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Approx Gross Internal Area
69 sq m / 739 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. 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. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

LEASE DETAILS

We understand that there are 106 years remaining from the original lease

Service charge December 2024 to June 2025 was £1,196.51 payable twice yearly

Ground rent December 2024 to June 2025 was £181.30 payable twice yearly

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.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (PA)£1,878.69



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

