



64 High Street  
Minster, Ramsgate, CT12 4AB  
£199,000

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# 64 High Street

Minster, Ramsgate

A charming first floor apartment, set in the heart of Minster village, with courtyard garden and no onward chain.

## Situation

The delightful semi-rural village of Minster offers a comprehensive range of facilities including a selection of shops, restaurants and public houses. There is also a doctors, veterinary and dentist surgery together with a mainline railway station and popular primary school. The neighbouring Thanet towns of Ramsgate and Broadstairs have a number of sandy beaches for which this stretch of coastline is renowned and the Westwood Cross shopping centre provides excellent shopping facilities. The surrounding countryside provides good walking, riding and cycling. The upgraded A299 Thanet Way provides improved road links to the M2 motorway. The cathedral city of Canterbury is accessible to the west.

## The Property

Set within the heart of this popular village lies this charming first floor apartment offering well presented chain free accommodation. To the rear of the building, a private front door opens to an entrance hallway, with shallow storage cupboard, and stairs rising to the first floor level with generous dual aspect sitting/dining room, complete with focal point fireplace. A modest but well fitted kitchen incorporates a matching range of units and integrated cooking appliances whilst a good size bathroom with a relaxing feel services the two bright and airy bedrooms.

## Outside

No: 64 is accessed via a shared gate at rear of the building and enjoys a walled courtyard garden with a south-westerly aspect, paved patio area and planted beds. Unrestricted on-street parking is available around the village as well as a free village

car park a short distance from the apartment. The ground floor flat, number 66, also uses the rear gate to access its entrance door, but the remainder of the courtyard garden is exclusively for the flat we are selling.

## Services

Mains electric, water and drainage are understood to be connected to the property. Gas is understood to be in the street outside and can be connected to the property after purchase if so required. The central heating radiators in the flat are fed by a simple electric in-line boiler system.

## Local Authority

Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ.

## Tenure

Leasehold - The property is being offered for sale with the benefit of a brand new 125 year lease and once the other flat in the building has also been sold the freeholder intends to offer a share of the freehold to each leaseholder.

**Current Council Tax Band: A**

**EPC Rating: E**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 612197**





TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

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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### Sitting/Dining Room

20' 5" x 11' 1" (6.22m x 3.38m)

### Kitchen

8' 10" x 6' 4" (2.69m x 1.93m)

### Bedroom One

L-shaped 10' 10" x 9' 5" (3.30m x 2.87m)

### Bathroom

Irregular shape approx 9' 5" extending to 11' 0" (3.35m) x approx 6' 3" (2.87m x 1.90m)

### Bedroom Two

8' 10" x 6' 10" (2.69m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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