

39 Queensbridge Drive, Ramsgate, CT11 9TU

£250,000









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Legal Pack Ready - No Chain A stylish two-bedroom apartment set within a contemporary development on the lower ground floor, ideally located just moments from Ramsgate High Street, the picturesque Royal Harbour, and the sandy beach. Thoughtfully designed for modern coastal living, this well-presented home combines high-quality finishes with an exceptionally convenient setting.

At the heart of the apartment is a bright and spacious open-plan living and dining area, seamlessly connected to a sleek, well-appointed kitchen fitted with integrated Bosch appliances, including an induction hob, oven, fridge freezer, washer/dryer, and wine cooler. Double doors open onto a private outside space, creating a secluded area perfect for alfresco dining, entertaining, or simply unwinding.

The property offers two well-proportioned bedrooms, providing flexible accommodation ideal for professionals, couples, small families, or those seeking guest space or a home office. The principal bedroom offers a peaceful retreat, while the contemporary bathroom is finished to a high standard and features a rainfall shower over the bath, along with an integrated television, adding a luxurious touch to everyday living.

Further benefits include a video/audio entry system and lift access to all floors, enhancing both convenience and security.

Description

LEGAL PACK AVAILABLE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Council Tax Band C

EPC Rating D

Tenure : Leasehold 242 Years Remaining
Title type: Absolute Leasehold
Lease remaining: 242 years
Full lease term: 250 years from 1 January 2018

Ground Rent Charge £205.06 Per Annum
GROUND RENT DEMAND 2026 £205.06

Service Charge Demand - £720.34 Per Annum
Service charge for the period starting on 1 Jan 2026 to 31 Mar 2026: £360.17
Service charge for the period starting on 1 Apr 2026 to 30 Jun 2026: £360.17

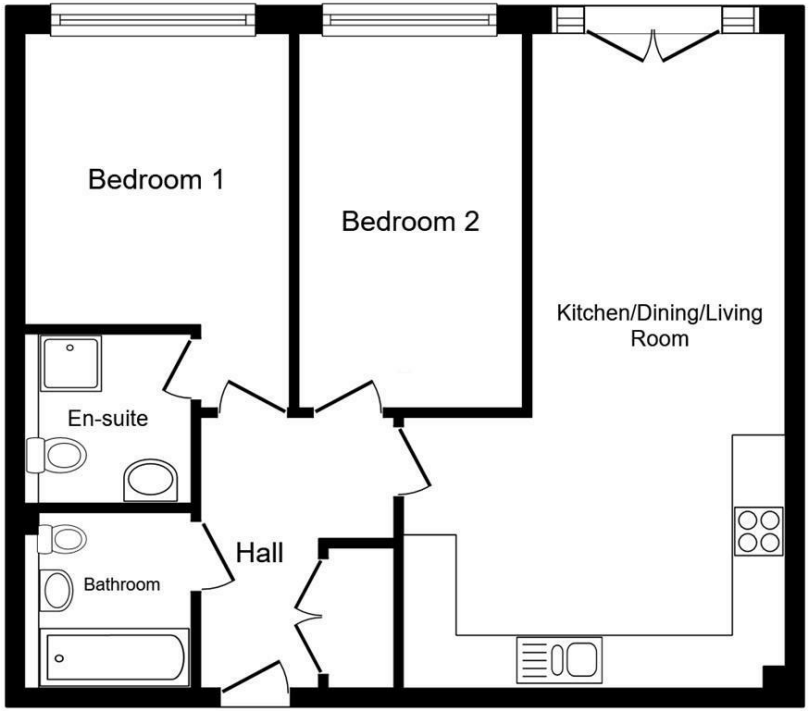
Agents Notes
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts.3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Location & Transport
Queensbridge Drive enjoys a sought-after position within easy walking distance of Ramsgate's vibrant town centre amenities, the Royal Harbour, and the seafront promenade. Ramsgate railway station is approximately 0.7 miles away, offering high-speed services to London St Pancras in around 74 minutes, while local bus routes and excellent road connections provide easy access to neighbouring towns and the wider Thanet area.









Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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www.zesthomes.uk

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