



## Harbour Court 81-85 High Street, Ramsgate, CT11 9RJ

**£1,000 Per calendar month**

### PENTHOUSE APARTMENT IN HARBOUR COURT, RAMSGATE...

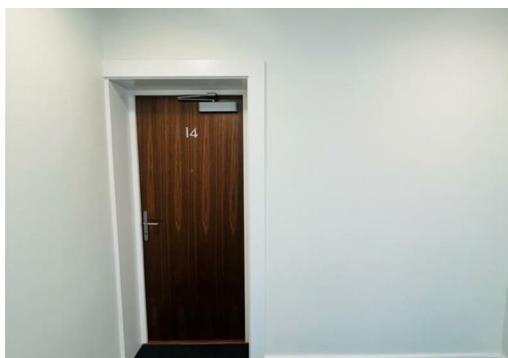
Lovetts is pleased to present this purpose built Penthouse Apartment in Harbour Court. Situated on the top floor overlooking the large well kept communal garden and the rooftops of Ramsgate leading to the sea. Being just four years old the block is in very good condition and the communal areas are all well maintained.

This two bedroom property is to be let unfurnished and comprises of a good sized lounge with fully equipped kitchen off, incorporating a breakfast bar. All white goods are integrated including fridge, freezer and dishwasher. The washing machine is separately housed. The cupboards are grey and the worktops are white. The lounge through double glass doors leads into the spacious hall off of which is the King Size bedroom and the second bedroom which is a double size. The bathroom is tiled in a very modern style with a white bath with shower over, basin, WC., and large storage unit.

The communal areas are well kept and there is a further large communal garden area where you can relax.

The energy efficiency is superb so the electricity bills will be as reasonable as possible as the building is built to such high standards with excellent insulation.

We welcome your call to book your appointment. The apartment will be available once you have agreed to move in.





| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 105-121                                     | A |         |           |
| 81-104                                      | B |         |           |
| 69-80                                       | C |         |           |
| 55-68                                       | D |         |           |
| 49-54                                       | E |         |           |
| 41-48                                       | F |         |           |
| 35-40                                       | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 71      | 71        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| 101-111                                                         | A |         |           |
| 81-100                                                          | B |         |           |
| 69-80                                                           | C |         |           |
| 55-68                                                           | D |         |           |
| 49-54                                                           | E |         |           |
| 41-48                                                           | F |         |           |
| 35-40                                                           | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |