



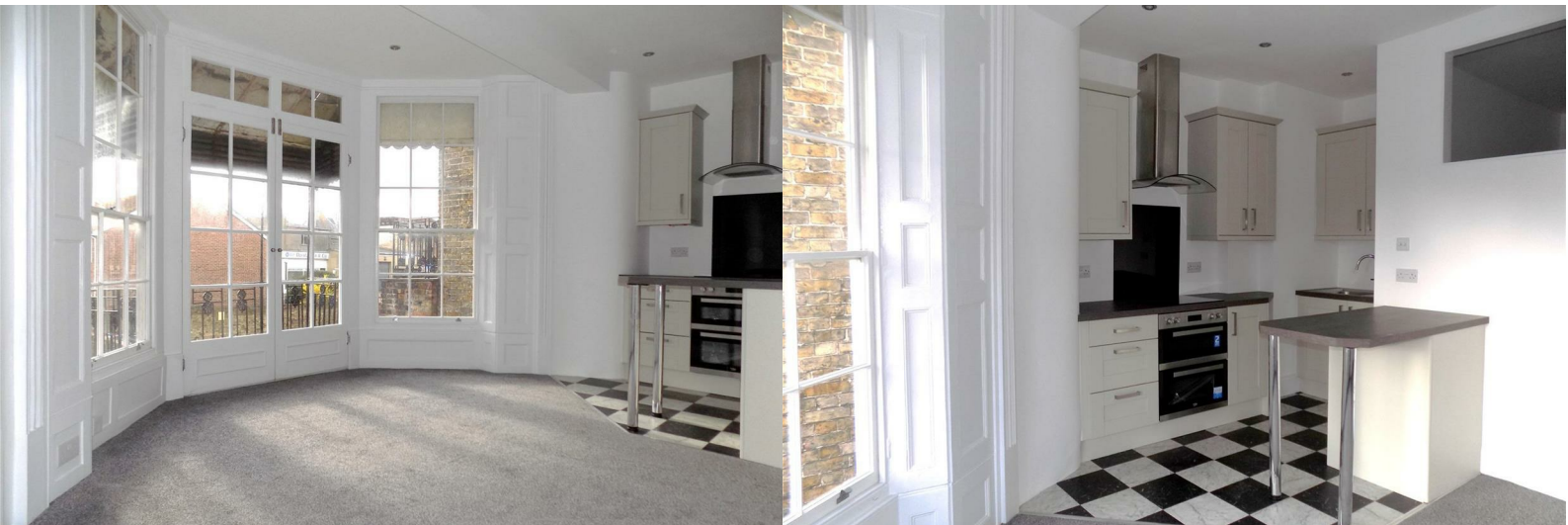
TMS

ESTATE AGENTS



Monkton House 124 High Street Ramsgate, CT11 9UA

Offers Invited £100,000



Monkton House 124 High Street

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- IDEAL INVESTMENT + 5% YIELD
- SEPARATE BEDROOM
- 1 PARKING SPACE
- INTEGRATED OVEN
- CHAIN FREE
- 1ST FLOOR LARGE STUDIO FLAT
- CENTRAL RAMSGATE
- CLOSE TO TOWN CENTRE / BEACH AND MAINLINE STATION
- ELECTRIC HEATING
- LONG LEASE

1ST FLOOR STUDIO FLAT ~ CENTRAL RAMSGATE ~ IDEAL INVESTMENT

TMS ESTATE AGENTS are pleased to offer to the market this exceptionally large and well presented Studio Apartment situated in a grade 2 listed building with Parking ! The apartment has an open plan living and kitchen area, there is a separate sleeping area, and modern shower room. The kitchen area has plenty of storage, double oven, hob, and integrated refrigerator.

The bedroom area has room for plenty of storage and the modern shower room is off of here, the entrance hall of the apartment has a washing machine and storage space, the living area opens out to a balcony,

There is parking to the rear for 1 car and the flat benefits from electric heating.

The apartment is an ideal rental investment currently tenanted for £750pcm for it which offers a yield of 9%

The vendor has advised us that the lease was 125 years in 2017 and the ground rent is £250pa

Situated in central Ramsgate with easy access to the High Street and Royal Harbour and the mainline station with fast links to London St Pancras, this lovely apartment is perfectly situated for everything you might need. The Royal Harbour is just a short walk away where you can enjoy the spectacular scenery from the comfort of one of the many bars, restaurants and bijou cafes available. If you enjoy walking there are lovely clifftop walks to Broadstairs and Pegwell Nature Reserve.

Call TMS Estate Agents on 01843 866055 to book your accompanied viewing.

COMMUNAL ENTRANCE

stairs to first floor

APARTMENT

Entrance Hall

Hard wood door, utility area with storage and space and plumbing for a washing machine

Bed Area

10'0" x 11'3" (3.05 x 3.43)

Spacious enclosed bed area with fitted carpet and electric heater - door to shower room.

Lounge / Kitchen

18'4" x 12'4" (5.61 x 3.77)

open plan with fitted kitchen wall drawer and base units, single drainer stainless steel sink and mixer taps, integrated electric hob, oven and extractor and breakfast bar, fitted carpet to lounge area and electric heater, door to balcony.

EXTERNAL

1 parking space to the rear

Photos

Please be advised the photos used were taken prior to the tenancy starting and there is now a tenant in situ

Agents Note

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake

an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Agents Note

Grade 2 listed building

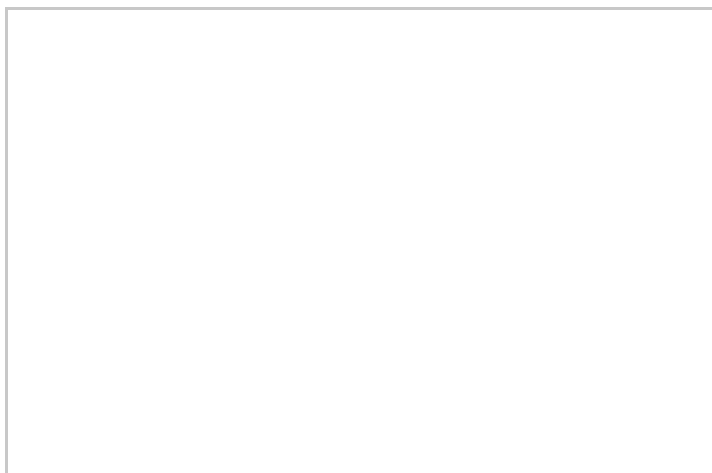
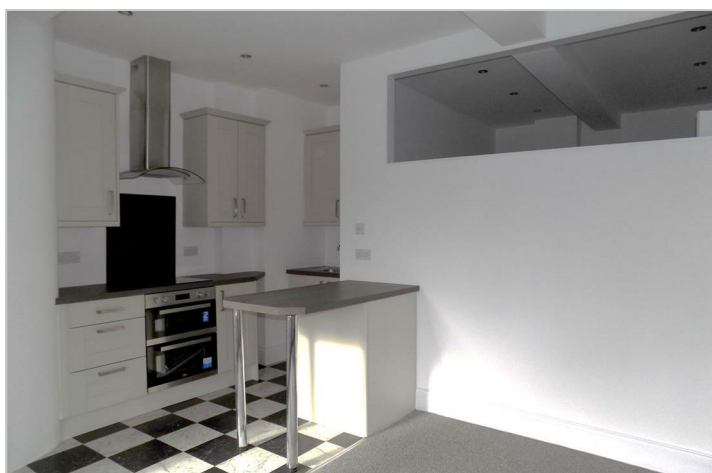
No 124, also known as Monkton House. In 1802 it was the residence Nathaniel Austen (1745-1818), banker, shipping agent, solicitor and ropemaker. He owned a ropewalk on the adjacent Cannon Road.

For more information see Geraint Franklin (2020) Ramsgate: The town and its seaside heritage
<https://www.liverpooluniversitypress.co.uk/books/id/52658/>

The publication is part of a programme of applied research which represents one of Historic England's contributions to the Ramsgate Heritage Action Zone (HAZ). For more information about the Ramsgate HAZ see <https://historicengland.org.uk/services-skills/heritage-action-zones/ramsgate/>

DP247289: 124 High Street, Ramsgate, Thanet, Kent. Early 18th Century houses. View from south east.

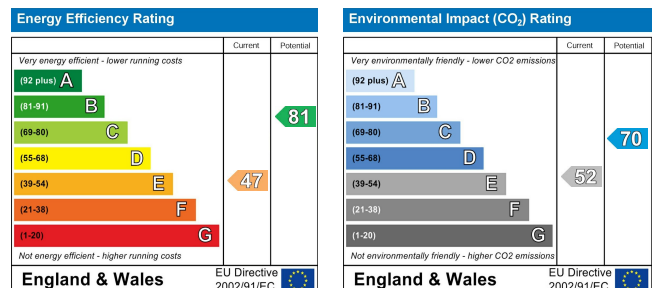
Historic England. March 2019





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.



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.



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