



Harbour Court High Street, Ramsgate, CT11 9RJ

£875

Lovetts is pleased to present this purpose built unfurnished flat in Harbour Court. Situated on the second floor with south facing windows the accommodation is exceptional. All floors are LVT in grey apart from the bedroom being grey carpet, all walls are white.

This one 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 in a cupboard with the boiler. The cupboards are grey and the worktops are white. The bedroom is King Size and the bathroom is tiled in a very modern style with a white bath with shower over, basin and WC.

The communal areas are superb 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.

The flat will be available shortly. Unfortunately this block is not pet friendly.





| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-100) A | | | |
| (85-95) B | | | |
| (75-85) C | | | |
| (65-75) D | | | |
| (55-65) E | | | |
| (45-55) F | | | |
| (35-45) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 77 | 77 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (10-15) A | | | |
| (16-20) B | | | |
| (21-25) C | | | |
| (26-30) D | | | |
| (31-35) E | | | |
| (36-40) F | | | |
| (41-45) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |