



GUILDCREST ESTATES



Apartment 12 2 Kingsbury Avenue, Manston, Ramsgate CT12 5NE



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2 Kingsbury Avenue, Manston,  
Ramsgate CT12 5NE

**£1,100 Per month**

Welcome to this exquisite one bedroom first floor apartment located at Kingsbury Avenue in the charming area of Manston, Ramsgate. This purpose-built residence offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a comfortable rental.

As you enter the apartment, you are greeted by a welcoming hallway that features ample storage space, including washer/dryer. The layout flows seamlessly into a well-appointed bathroom, which boasts modern white sanitary ware, a stylish vanity unit, and a heated towel rail, ensuring both functionality and elegance. The apartment comprises a spacious bedroom, providing a tranquil retreat for rest and relaxation.

The heart of the home is undoubtedly the open-plan kitchen, dining area, and lounge, which is bathed in natural light thanks to the glass doors that lead out to a private balcony. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day. The kitchen is equipped with integrated appliances, making it a delight for any culinary enthusiast.

Throughout the apartment, you will find plush carpets and high-quality flooring that add a touch of luxury to the living spaces. The oak





internal doors further enhance the contemporary feel of the property.

Additionally, the apartment comes with allocated parking for one vehicle, a valuable feature in this desirable location. Situated close to local amenities and the train station, this property offers both comfort and convenience, making it a wonderful place to call home. Don't miss the opportunity to view this stunning apartment; it truly is a gem in the heart of Ramsgate.





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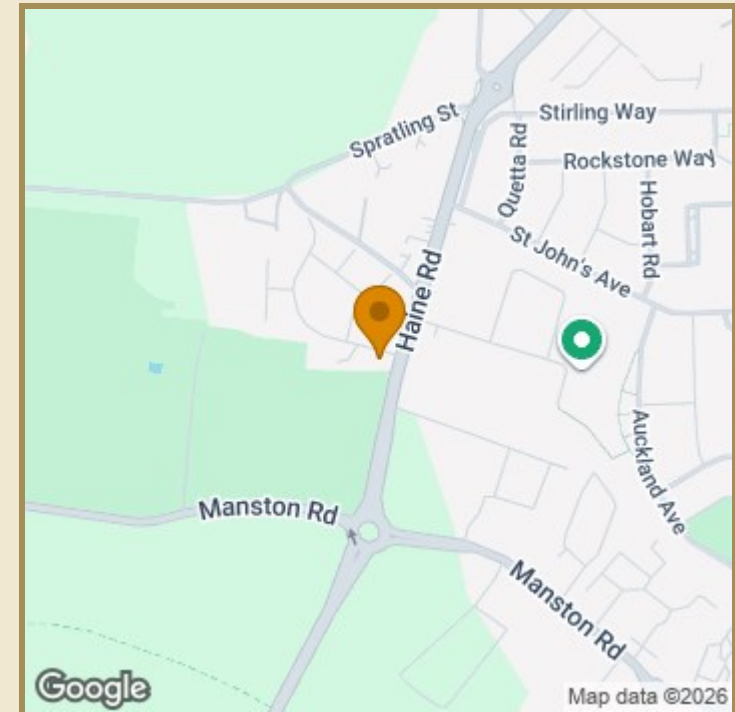
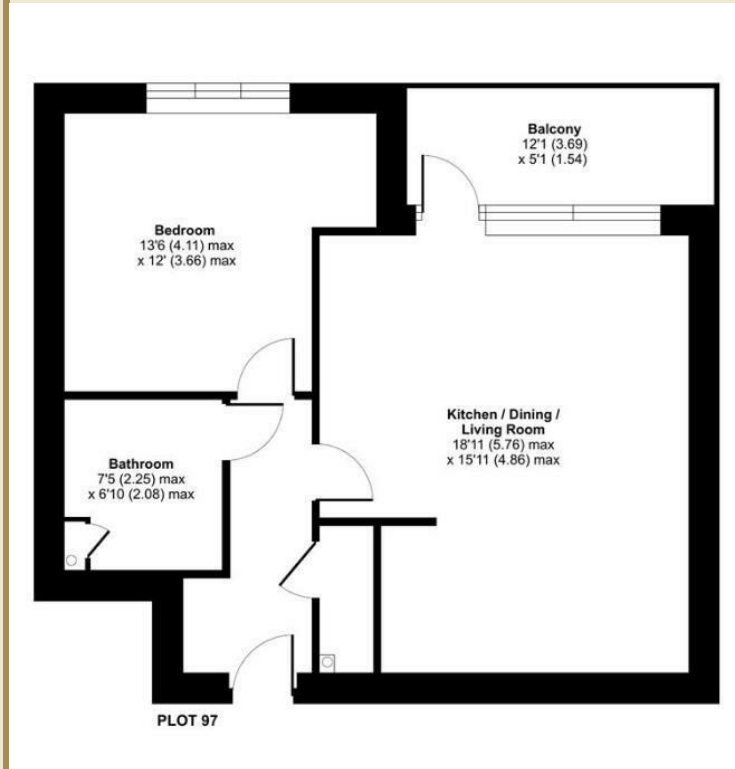
## Key Features

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING BAY
- INTEGRATED APPLIANCES
- FULLY FITTED KITCHEN
- FULLY FITTED BATHROOM
- PRIVATE BALCONY

## Important Information

Apartment - Purpose Built  
549.00 sq ft  
Council Tax Band B  
EPC Rating

£1,100 Per month



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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