



## 42 Plot 50 Observatory Way, Ramsgate, CT12 6AZ

£299,995

Welcome to this fantastic modern three-bedroom townhouse located on Observatory Way in Ramsgate. This property is an excellent opportunity for both families and investors alike, offering a blend of comfort and convenience.

As you enter the home, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts three well-proportioned bedrooms, ensuring ample space for family living or accommodating guests. The master bedroom features an en suite shower room, adding a touch of luxury and privacy.

The modern design of the house is complemented by two bathrooms, making it ideal for busy households. The well-equipped kitchen and dining area create a perfect setting for family meals and gatherings.

Outside, you will discover a private rear garden, providing a tranquil space for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from allocated parking, ensuring convenience for you and your guests.

Situated opposite a children's play area, this home is perfect for families with young children, offering a safe and enjoyable environment for play. The location is also advantageous, with supermarkets and essential amenities just a short distance away, making daily errands a breeze.

This property presents a promising buy-to-let investment opportunity, given its modern features and desirable location. Do not miss the chance to make this lovely townhouse your new home or investment.





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		82	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		84	85
EU Directive 2002/91/EC			