



38 Queensbridge Drive, Ramsgate, CT11 9TU
£220,000



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A stylish one-bedroom apartment set within a contemporary development on the lower ground floor, ideally located moments from Ramsgate High Street, the picturesque Royal Harbour and the sandy beach. Thoughtfully designed for modern living, this well-presented home combines quality finishes with a highly convenient coastal setting.

The apartment centres around a bright open-plan living and dining area, complemented by a sleek, well-appointed kitchen fitted with integrated Bosch appliances including an induction hob, oven, fridge freezer, washer/dryer and wine cooler. Double doors open onto a private outside space, offering a secluded spot ideal for alfresco dining and entertaining.

The generous bedroom provides a peaceful retreat, served by a contemporary bathroom featuring a rainfall shower over the bath and integrated television, adding a luxurious touch to everyday living.

Further benefits include a video/audio entry system and lift access to all floors, enhancing both convenience and security.

Location & Transport

Queensbridge Drive enjoys a sought-after position within easy walking distance of Ramsgate's vibrant town centre amenities, the Royal Harbour and seafront promenade. Ramsgate railway station is approximately 0.7 miles away, offering high-speed services to London St Pancras in around 74 minutes, while local bus routes and road connections provide easy access to neighbouring towns and the wider Thanet area.

Description

Communal Entrance

Entrance Reception Hall

Open Plan Lounge / Kitchen/Breakfast Room
23'3 x 15'84

Bedroom
16'03 x 10'60

Bathroom/WC
7'65 x 6.72

Tenure Lease: 242 Years Remaining of lease

Ground Rent Charge £179.78 Per Annum

Service Charge Demand - £302.33 Per Quarter

Council Tax Band B

EPC Rating D

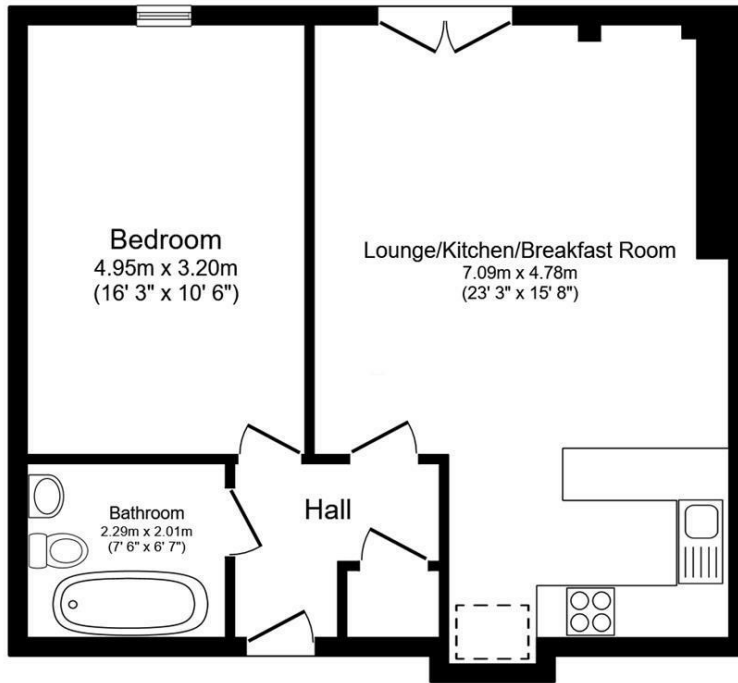
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Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

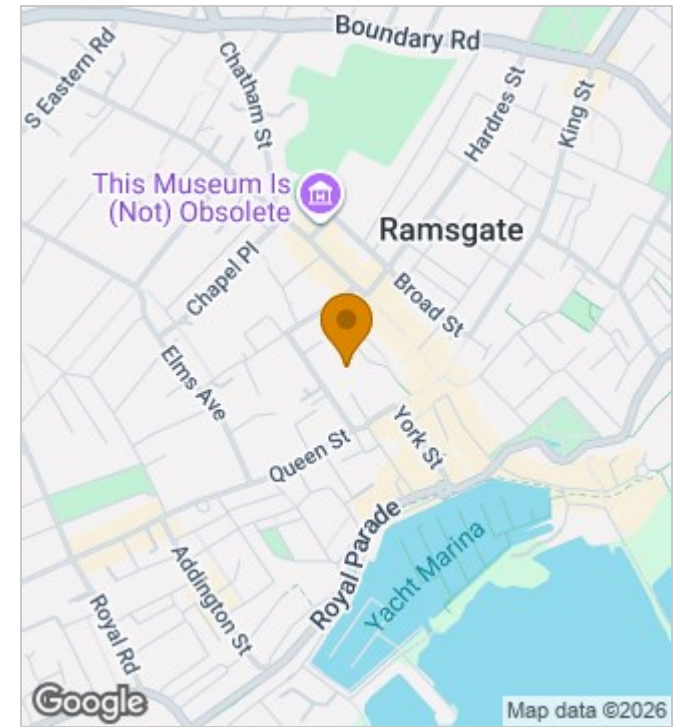




Floor Plan
Floor area 57.3 sq.m. (617 sq.ft.)

Total floor area: 57.3 sq.m. (617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	57	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: michelle@zesthomes.uk
www.zesthomes.uk

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