



**Kingswood Heights Cleaver Lane, Ramsgate, CT11 8NF**

**Realistic offers considered £162,000**

REDUCED

2 BEDROOM PURPOSE BUILT APARTMENT with EN SUITE & LIFT.....

An apartment situated on the second floor of this nearly new block which was constructed in 2008. The communal entrance is situated in Cleaver Lane and leads into the wide hallway. There is a lift on the ground floor with access to all floors. There is also a stair case which winds around the lift shaft. The flat itself is accessed through a communal side hallway which is the entrance to three flats. Once inside the flat the internal hallway, leads to the boiler room which is the source of the electric central heating and hot water, then the family bathroom which comprises a bath, washbasin and WC. At the end of the hall is the lounge which is open plan into the kitchen area. In the kitchen is a range of base and wall cupboards with Washing Machine, built in oven and hob with extractor over. There is space for a fridge/freezer. the two bedrooms overlook Broad Street, the main bedroom having an en suite with shower cubicle, washbasin and WC. All floor coverings are included in the sale. This block is ideal as a buy to let investment or as a residential home.



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Lounge 16'7" x 8'7" (5.05m x 2.62m)

Bedroom 1 12'9" x 9'2" (3.89m x 2.79m)

Bedroom 2 12'9" x 8'9" (3.89m x 2.67m)

Ensuite 6'8" x 5'0" (2.03m x 1.52m)

Main Bathroom 6'6" x 5'7" (1.98m x 1.70m)

