



27 The Queens, Ranelagh Road
Deal, CT14 7BD
£325,000

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27 The Queens

Ranelagh Road, Deal

An enviable second-floor apartment, commanding outstanding views of the seafront and Deal Castle, with no onward chain.



Situation

A superbly located seafront apartment which stands in a prominent position close to the town centre with spectacular views over Deal castle and seafront. The pebble shoreline lies to the front with a well used promenade and cycle path which leads into the town centre and Deal pier, whilst the pedestrianised high street has local inns and restaurants along with national stores and specialist independent shops. There is a mainline railway station, with access to the high-speed rail link to London St Pancras, from both Deal and Walmer and approximately seven miles to the south lies the harbour town of Dover with connection to the southern motorway network, ferry services to the continent and access to the Channel Tunnel at Folkestone and Ashford International beyond. The cathedral city of Canterbury is approximately 16 miles away and provides a wide range of cultural, sporting and leisure facilities.

The Property

Apartment 27 is situated on the south-east corner of the second floor, occupying a prime position that offers spectacular views of Deal Castle, the pier and seafront from the majority of rooms. The property features two bedrooms, including a principal bedroom with an accessible en-suite shower room and built-in wardrobe space. There is also a separate bathroom along the inner hallway. The spectacular sitting/dining room boasts two large bay windows which flood the space with natural light and frame the truly stunning panoramic views of the seafront and castle. Adjacent to this is the well-designed kitchen, which provides an attractive continuation from the dining area and offers ample worktop and storage space as well as integrated fridge/freezer and cooking appliances.

Outside

Accessed from Ranelagh Road, the property benefits from a secure, passkey-protected underground car park with a designated parking space. Internally, a staircase and lifts provide access to all floors.

Services

Mains electric, water and drainage are connected to the property. There is no mains gas in The Queens.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Service Charge

Leasehold
299 years from June 1990 (263 years remaining)
Service Charge - £3,616.00 per annum.

Current Council Tax Band: E

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Second floor
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting/Dining Room

18' 1" into bay x 15' 3" into bay (5.51m x 4.64m)

Kitchen

10' 3" x 6' 10" (3.12m x 2.08m)

Bedroom One

14' 11" x 9' 9" (4.54m x 2.97m)

Ensuite

9' 9" max x 5' 8" (2.97m x 1.73m)

Bedroom Two

11' 7" x 8' 10" (3.53m x 2.69m)

Bathroom

7' 1" x 6' 10" (2.16m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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