



All enquiries Ref: James Paterson



- Long leasehold first floor purpose built self-contained flat requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Lancaster Close which is located off Newington Road. Public transport links include Ramsgate mainline rail station, together with a network of local bus services serving the surrounding vicinity. Road links include the A299 and A256, providing access across Thanet and towards Canterbury and Dover. Shopping amenities can be found locally within Newington, with an extensive range of shops, bars and restaurants being found in Ramsgate town centre and the Royal Harbour area. Recreational pursuits can be found locally at the open spaces of Ellington Park and the wider Thanet coastline.

**Description:**

Long leasehold first floor purpose built self-contained flat requiring modernisation.

**Accommodation:**

First floor: One bedroom, reception room, kitchen, bathroom/WC, entrance hallway

**Gross Internal Area GIA:**

Approximately 45 sq m (480 sq ft)

**EPC rating:** D

**Council Tax Band:** A

**Lease:**

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

