



Terence Painter

ESTATE AGENTS

- One Bedroom Flat
- Ground Floor
- Fully Refurbished
- Council Tax Band A
- No Forward Chain
- New Kitchen with Integrated Appliances
- Central Ramsgate Location
- Ideally Situated for the High Street, Schools, Royal Harbour, Park and Beach
- Finished to a High Specification
- Long Lease
- Impressive Shower Room

Flat B, 88 High Street, Ramsgate, Kent. CT119RX.

Leasehold £139,000

Stunning newly refurbished ground-floor apartment, perfectly positioned just moments from Ramsgate’s High Street, picturesque Royal Harbour, golden sandy beaches, and vibrant waterfront.

Terence Painter Estate Agents are proud to offer this beautifully refurbished one-bedroom home which is being offered with no onward chain and a long lease. The accommodation is generously proportioned and thoughtfully designed, featuring a welcoming entrance hall, double bedroom, stunning newly fitted shower room and a 21'8" bright and airy open-plan kitchen/living room which boasts a well-appointed newly fitted kitchen with a range of integrated appliances. Located on one of Ramsgate’s most central roads, this property places you just steps from the seafront, local shops, and the town’s iconic harbour. Whether you’re a first-time buyer, seeking a coastal retreat, or looking for a smart investment, this home ticks all the boxes.

Contact Terence Painter Estate Agents on 01843 866 866 to arrange your viewing today.

Ground Floor

Communal Entrance

There is a secure communal front door to the entrance hall.

Flat Entrance

Access via a wooden door.

Entrance Hall

5.90m x 0.90m (19' 4" x 2' 11") There is a large storage cupboard, wall mounted phone for the entry system, radiator, carpet flooring and doors leading off to all rooms.

Open Plan Kitchen/Living

6.62m x 4.10m (21' 9" x 13' 5") This well defined room features a new modern fitted kitchen with a range of integrated appliances including a fridge/freezer, washing machine/dryer, electric oven/grill, and a ceramic hob with an extractor hood over. There is a stainless steel sink unit inset to wood effect worktops with complementing upstands and mosaic style vinyl flooring. The living area is flooded with light thanks to three large double glazed sash windows to the rear of the property. There is a radiator, down lights and carpet flooring.

Bedroom

5.21m x 2.07m (17' 1" x 6' 9") There is a three section bay window to the front of the property, radiator, media points and carpet flooring.

Shower Room

1.94m x 1.89m (6' 4" x 6' 2") This impressive room features a large shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c and a wash hand basin with mixer tap inset to a vanity unit with a fitted illuminated mirror over. There is a chrome ladder style towel radiator, extractor and vinyl flooring.

Lease Information

Lease: 192 years from 27 November 2007 - approximately 173 years remaining.
Ground rent: £100 p.a. currently, increasing by £125 every 25 years; next increase to £225 p.a. in November 2032.
Service charge: A due proportion of the actual costs of managing, repairing, maintaining and insuring the building and common parts. The draft service charge 2026 apportionment for this flat is £1,073.42.
Pets/holiday lets - currently restricted but the vendor would be willing to amend the lease to permit.

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Council Tax Band

The council tax band is A.

Agents Note

Anti Money-Laundering Checks

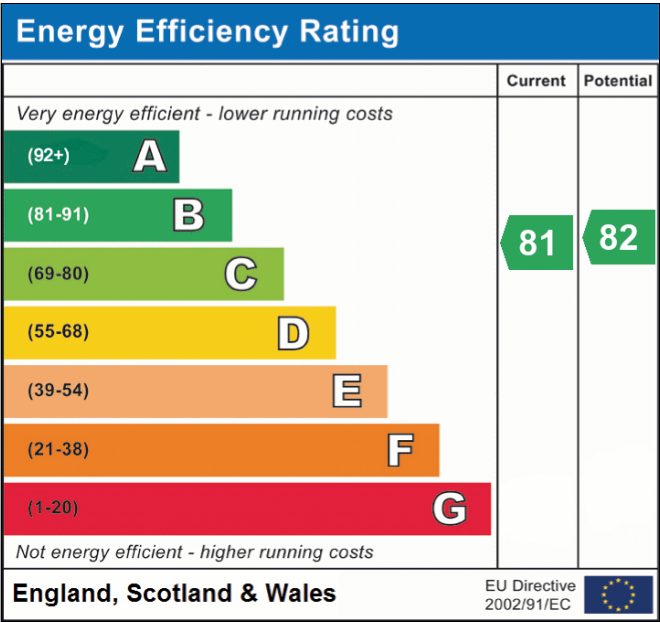
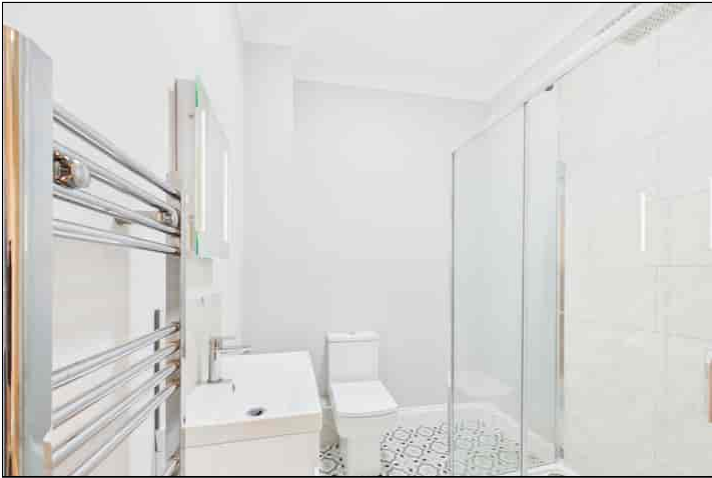
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Please note that the internal images with furniture and fittings are AI generated and are for the purpose of illustrating potential layout/furnishing ideas.



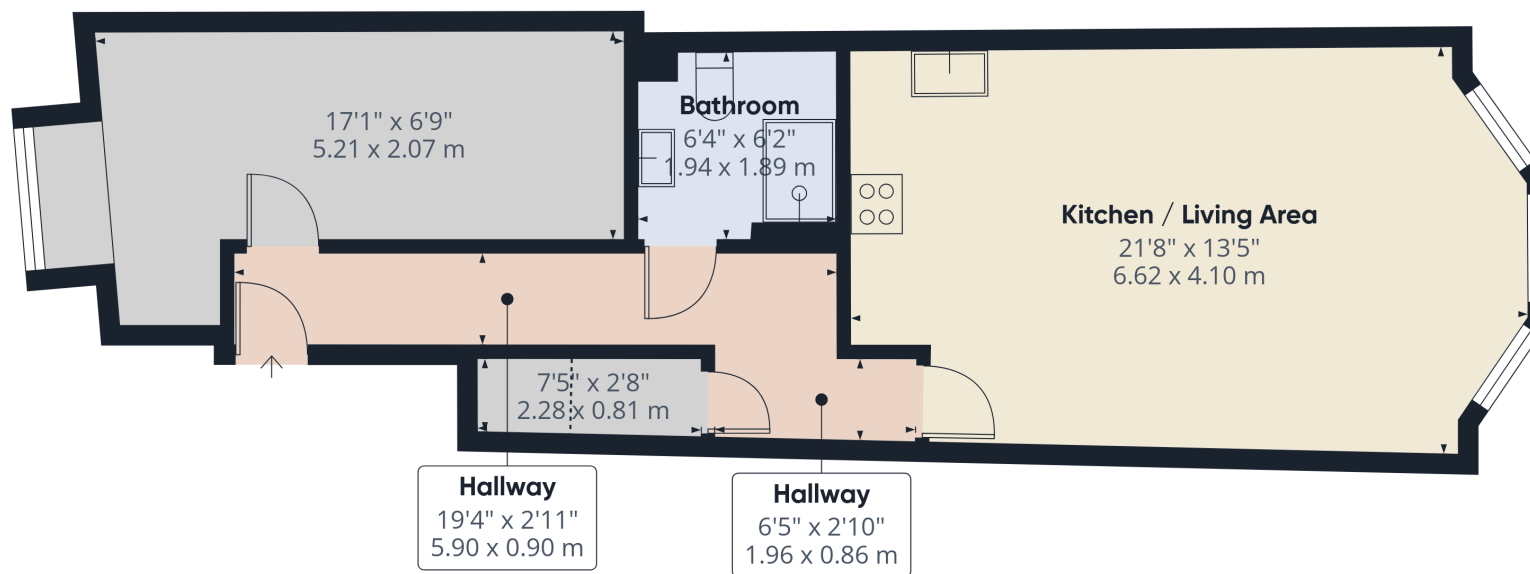
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

529 ft²

49.1 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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