





Terence Painter
ESTATE AGENTS

- No Forward Chain!
- Stunning Sea Views
- Balcony Overlooking Grounds & With Sea Views
- 999 Year Lease from 1985
- First Floor Apartment
- Two Double Bedroom Apartment
- 21'10 Lounge/Kitchen/Diner
- Kitchen with Integrated Appliances
- Good First Time Buy
- Sought After Address

Flat 4 3 Steven Court Pegwell Road, Ramsgate, Kent. CT110JH.

Leasehold £250,000

Offered to the market with no forward chain is this lovely two bedroom, first floor apartment with stunning sea views and a balcony to enjoy them from, situated in the sough-after West Cliff area of Ramsgate!

Discover this delightful apartment situated in a sought-after location, offering stunning sea views and generous living accommodation. Perfect as a first-time buy or a stylish coastal retreat, this charming property boasts a long 999-year lease from 1985 and features a balcony that overlooks beautifully maintained grounds.

Internally this property features a welcoming entrance hallway, 21'10 lounge/kitchen/diner with fitted appliances, balcony off of the lounge offering beautiful views over the grounds and sea views, two double bedrooms and a well appointed bathroom.

Externally the rear of the property benefits from a very well maintained communal garden, with a large lawned area and seating areas around. The front of the property has plenty of curb appeal and offers parking for homeowners and visitors. This flat comes with one designated parking space.

This property is located in the sought after West Cliff area of Ramsgate and is close to the bustling High Street, local shops and amenities, restaurants, bars and surrounding beaches and cliff top walks.

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

INTERNAL

Communal Entrance

Entrance into the building is gained via a wooden frosted glazed secure door. There is a carpeted staircase to this first floor apartment.

Entrance Hallway

2.56m x 0.97m (8' 5" x 3' 2") Entrance into the property is gained via a wooden door. The entrance hallway has a storage cupboard, radiator, loft hatch and wood effect flooring.

Lounge/Kitchen/Diner

6.66m x 4.87m (21' 10" x 16' 0") The lounge/kitchen/diner benefits from a double glazed window to the rear and double glazed sliding doors to the balcony. The kitchen area has a range of high and low fitted units, integrated appliances, electric hob and ceramic sink unit inset to countertops, localised splashback tiling and wood effect flooring. The lounge/dining area has a radiator and wood effect flooring.

Balcony

3.05m x 1.09m (10' 0" x 3' 7") Private balcony offering elevated and stunning views over the communal grounds and the sea.

Principal Bedroom

4.45m x 2.85m (14' 7" x 9' 4") The principal bedroom has a double glazed window to the front, radiator and carpeted flooring.

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Bedroom Two

3.55m x 2.57m (11' 8" x 8' 5") Bedroom two has a double glazed window to the front, radiator and carpeted flooring.

Shower Room

2.09m x 1.81m (6' 10" x 5' 11") Double glazed frosted window to the side, corner shower cubicle with glass screen, low level w.c, bidet, wash hand basin, chrome ladder style radiator, storage cupboard, partly tiled walls and vinyl flooring.

EXERNAL

Communal Garden

Large communal garden laid to lawn with high level hedge borders and seating areas.

Parking

This property comes with one parking bay and there are visitor parking bays in the car park to the front of the property.

COUNCIL TAX BAND - B.

Lease Information

Lease length - 999 years from 19 November 1985.
Service charge - £800 per annum, paid in two instalments of £400 on February 1st and August 1st.
Ground rent - Peppercorn.

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.



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Viewing strictly by prior appointment with the Selling Agents

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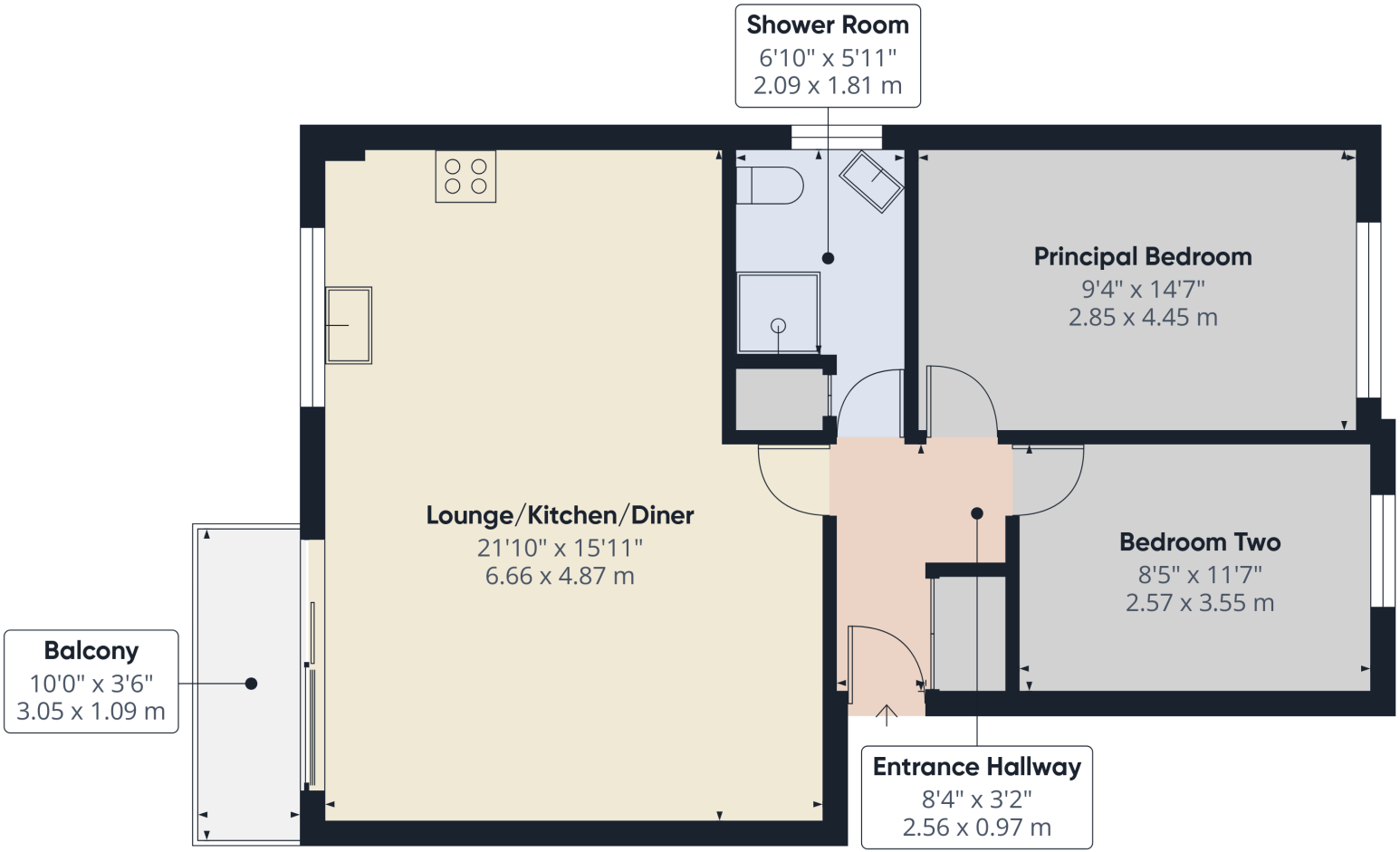
Email: **sales@terencepainter.co.uk**

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area(1)

664 ft²

61.7 m²

Balconies and terraces

36 ft²

3.3 m²

(1) Excluding balconies and terraces

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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