



Terence Painter

ESTATE AGENTS

- One Bedroom Garden Flat
- Fully Refurbished
- 999 Year Lease from 2024
- 27'3" Landscaped Rear Garden
- No Forward Chain
- Located Close To The High Street, Royal Harbour, Beach & Transport Links
- Central & Sought After Location
- Some Original Features
- Gas Central Heating
- Fitted Kitchen with Appliances
- 17'2" Living Room
- Impressive Shower Room
- Finished to a High Specification
- FIRST-TIME BUYER INCENTIVE – The vendors have agreed to pay the conveyancing fees for first-time buyers up to a maximum of £1,500. This incentive is based on a purchase price of £179,000.'

Ground Floor Flat 18 Royal Road, Ramsgate, Kent. CT119LE.

Leasehold £179,000

FIRST-TIME BUYER INCENTIVE – LEGAL FEE'S PAID! The vendors have agreed to pay the conveyancing fees for first-time buyers up to a maximum of £1,500. This incentive is based on a purchase price of £179,000.' Stunning newly refurbished ground-floor garden apartment, perfectly positioned just moments from Ramsgate's picturesque Royal Harbour, golden sandy beaches, and vibrant waterfront.

Set within an elegant Grade II listed Regency building, this beautifully refurbished one-bedroom home is offered with no onward chain and the remainder of a 999-year lease which commenced in 2024. The accommodation is generously proportioned and thoughtfully designed, featuring a bright open-plan lounge/diner with views across Spencer Square, a spacious double bedroom, a well-appointed kitchen with a mix of integrated and freestanding appliances, and a sleek, contemporary shower room. To the rear, you'll find a newly landscaped private garden—ideal for relaxing or entertaining. Located on one of Ramsgate's most sought-after 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

Access into the communal entrance hall is via steps up to a wooden front door which takes you into the communal entrance hall. There is the front door to the flat and carpeted stairs to the remaining floors.

Lounge/Diner

5.25m x 3.87m (17' 3" x 12' 8") This impressive size room features a recently restored sash bay window to the front of the property which enjoys views over Spencer Square and a side-on sea glimpse. There is a feature fireplace, television point, radiator, high level skirting boards, media points and carpet flooring. There is a doorway to a small inner lobby with further doors leading off to the kitchen and bedroom.

Bedroom

3.45m x 2.87m (11' 4" x 9' 5") There is a recently restored sash window to the rear of the property, built in high level cupboard, high level skirting boards, radiator and carpet flooring.

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Kitchen

4.10m x 1.48m (13' 5" x 4' 10") This well planned out kitchen features a range of fitted wall, base and drawer units with an integrated electric oven/grill and ceramic hob with an extractor hood over. There is space and plumbing for a washing machine and fridge freezer, stainless steel sink unit with mixer tap inset to wooden worktops with complementing upstands and shelving. There is a window to the side of the property, radiator, vinyl flooring and a door to the shower room.

Shower Room

2.46m x 1.54m (8' 1" x 5' 1") This beautifully appointed room boasts a large fully tiled walk in shower cubicle with a fitted rain style shower head and hand shower attachment, wash hand basin inset to a vanity unit, low level w.c, chrome ladder style radiator, down lights, extractor and vinyl flooring.

Exterior

Garden

8.30m x 5.20m (27' 3" x 17' 1") The real jewel in the crown is this generous size newly landscaped south westerly facing private rear garden which has been paved and features newly planted raised flower beds and a rear access gate.

Council Tax Band

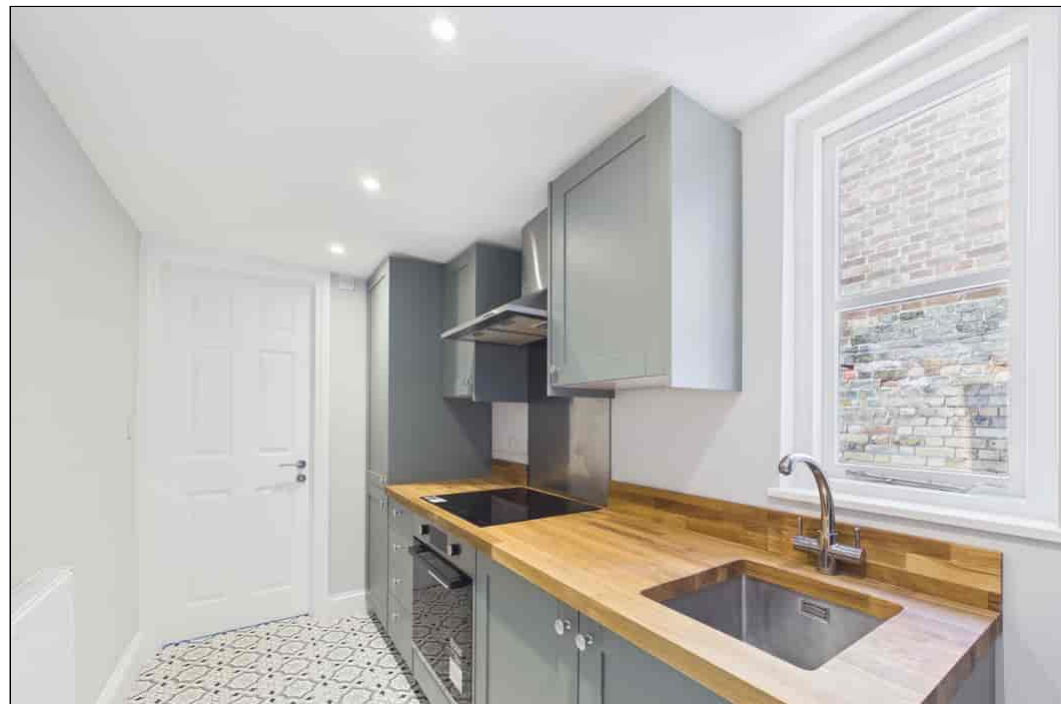
The Council tax band is A.

Lease Information

This flat is being sold with a 999 years which commenced on the 1st of January 2024.

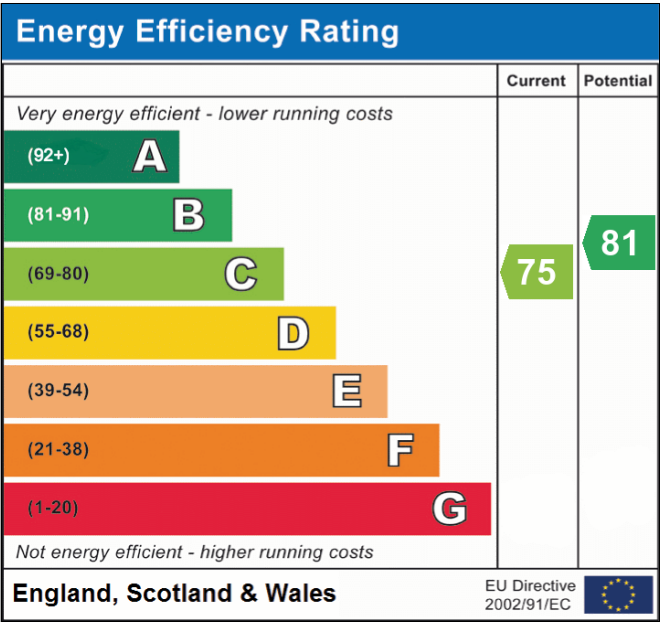
First Time Buyers Incentive

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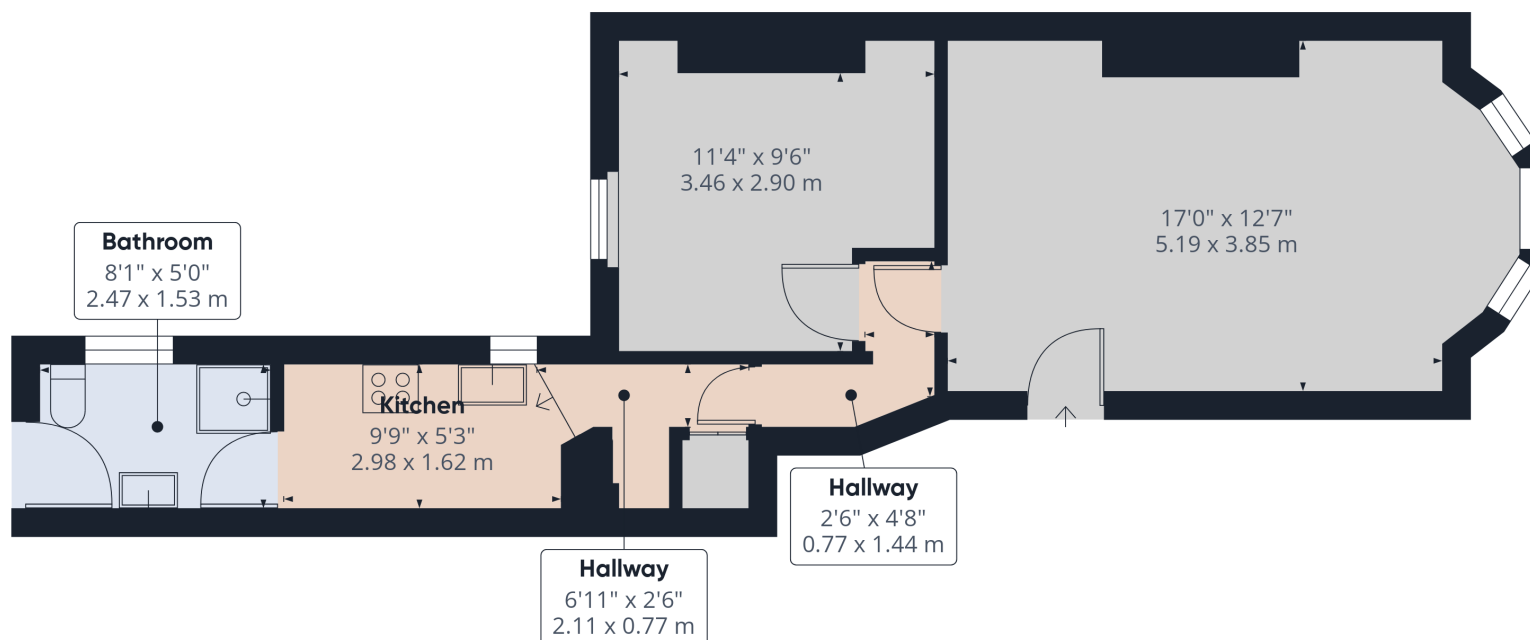
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁽¹⁾

474 ft²

44.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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