





Terence Painter
ESTATE AGENTS

- One Double Bedroom Balcony Apartment
- Stunning Elevated Sea Views
- Recently Renovated to a Very High Standard
- New 999 Year Lease
- 18'10" Sea Facing Balcony
- Newly Fitted Kitchen with Integrated Appliances
- Stunning Shower Room
- Located Close To The High Street, Royal Harbour, Beach & Transport Links
- Grade II Listed Building
- No Forward Chain

6C Paragon, Ramsgate, Kent. CT119JX.

Leasehold Share of Freehold £179,000

REFURBISHED TO A HIGH STANDARD - STUNNING ONE BEDROOM BALCONY APARTMENT WITH BREATHTAKING ELEVATED SEA VIEWS OVER RAMSGATE'S ROYAL HARBOUR .

This wonderful home has recently undergone an extensive high spec refurbishment and is being offered to the market with a new 999 year lease and no forward chain.

Located on the first floor, this home boasts a welcoming entrance hall, double bedroom, newly fitted kitchen with integrated appliances, beautifully appointed shower and a large sea facing living room. There are two large glazed doors to the front which offer sea views and access to the 18'10" balcony which arguably offers one of the best elevated sea views that Ramsgate has to offer.

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

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

Ground Floor

Communal Entrance

Enter into the communal area via a secure wooden door. The communal area has carpeted stairs to all floors, sensor lighting.

First Floor

Apartment Entrance

Access into the apartment is via a wooden front door.

Entrance Hall

There is carpet flooring, radiator, high level skirting boards and doors leading off to the living room, kitchen and bedroom.

Living Room

4.95m x 4.02m (16' 3" x 13' 2") This impressive size room features two floor to ceiling door and window units to the front of the property which provide access to the balcony and stunning elevated sea views. There is a built in low level cupboard with fitted shelving over, media points, radiator, high level skirting boards and carpet flooring.

Balcony

5.74m x 1.19m (18' 10" x 3' 11") This really is a wonderful feature of this home which offers uninterrupted elevated sea and harbour views. There is varnished wooden flooring, ornate iron railings, privacy screening and feature lighting.

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Bedroom

3.50m x 2.67m (11' 6" x 8' 9") There is a double glazed sash window to the rear of the property, high level skirting boards and carpet flooring.

Kitchen

2.72m x 2.32m (8' 11" x 7' 7") This newly fitted kitchen comprises a matching range of fitted wall, base and drawer units with an integrated fridge/freezer, washing machine, electric oven/grill and four burner gas hob with an extractor hood over. There is a stainless steel sink unit inset to wood effect worktops, localised wall tiling, double glazed sash window to the side of the property, down lights, vinyl flooring and a door to the shower room.

Shower Room

2.33m x 1.35m (7' 8" x 4' 5") Finished to a very high specification, this beautifully appointed shower room features a large fully tiled shower cubicle with a fitted rain style shower with a seperate hand shower attachment, low level w.c, ladder style towel radiator and a wash hand basin with mixer tap inset to a vanity unit with a fitted illuminated mirror over. There is a frosted double glazed window to the rear down lights, extractor and vinyl flooring.

Parking

There is on street parking directly outside the property.

Council Tax Band

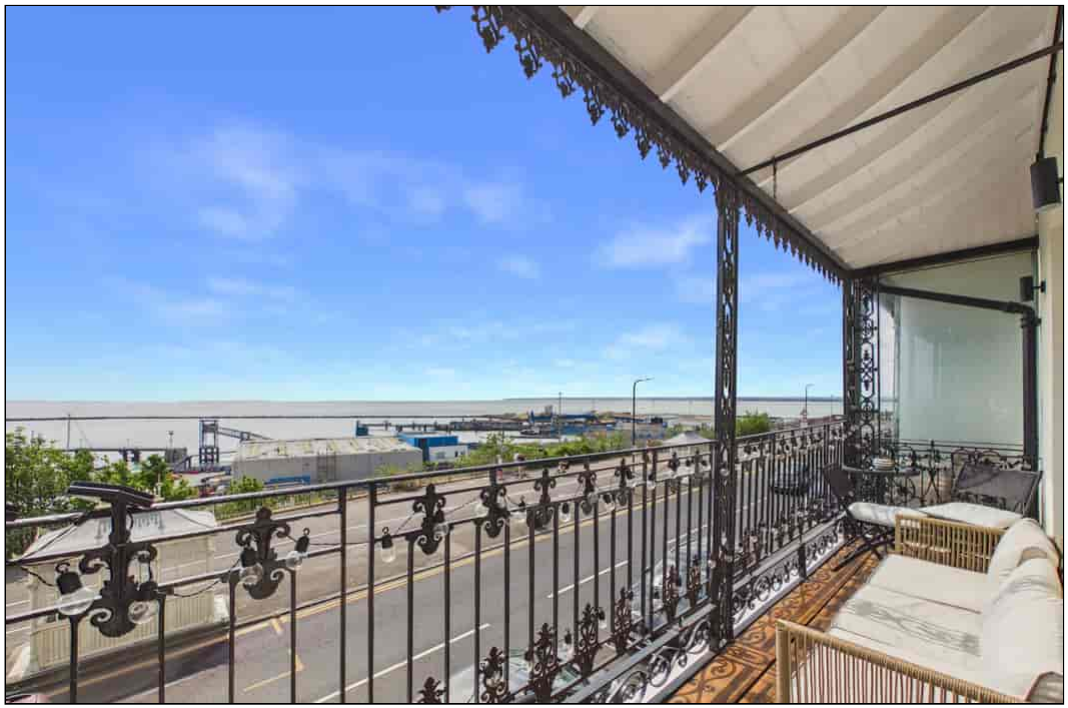
The council tax band is A.

Lease Information

-The service charge including the building insurance for this flat is approximately £ 656.45 per annum.

-Pets, holiday letting and long term letting are permitted

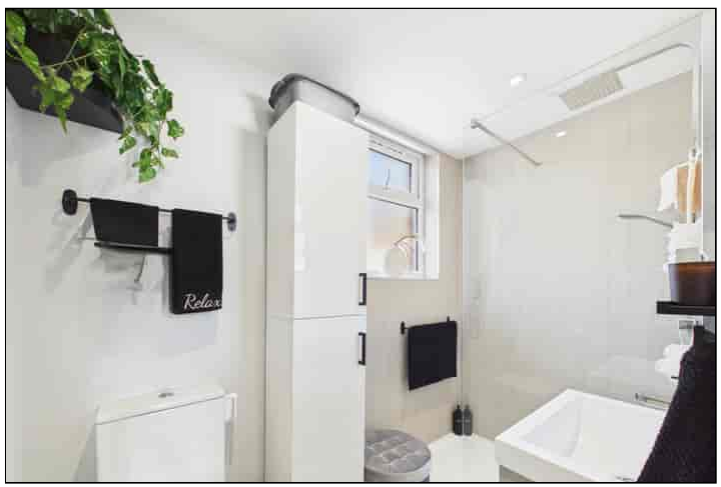
- Our vendor has advised us that the apartment is being sold with a new 999 year lease and they will be giving the new owners a share of the freehold once all the apartments have been sold..

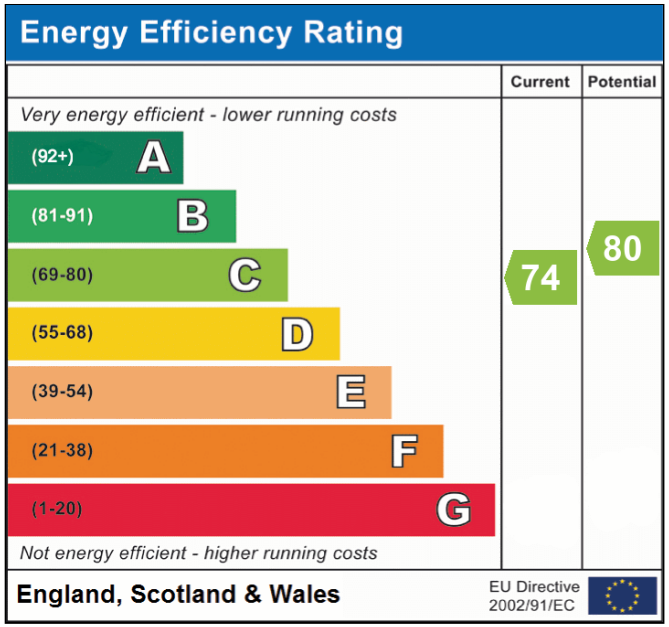


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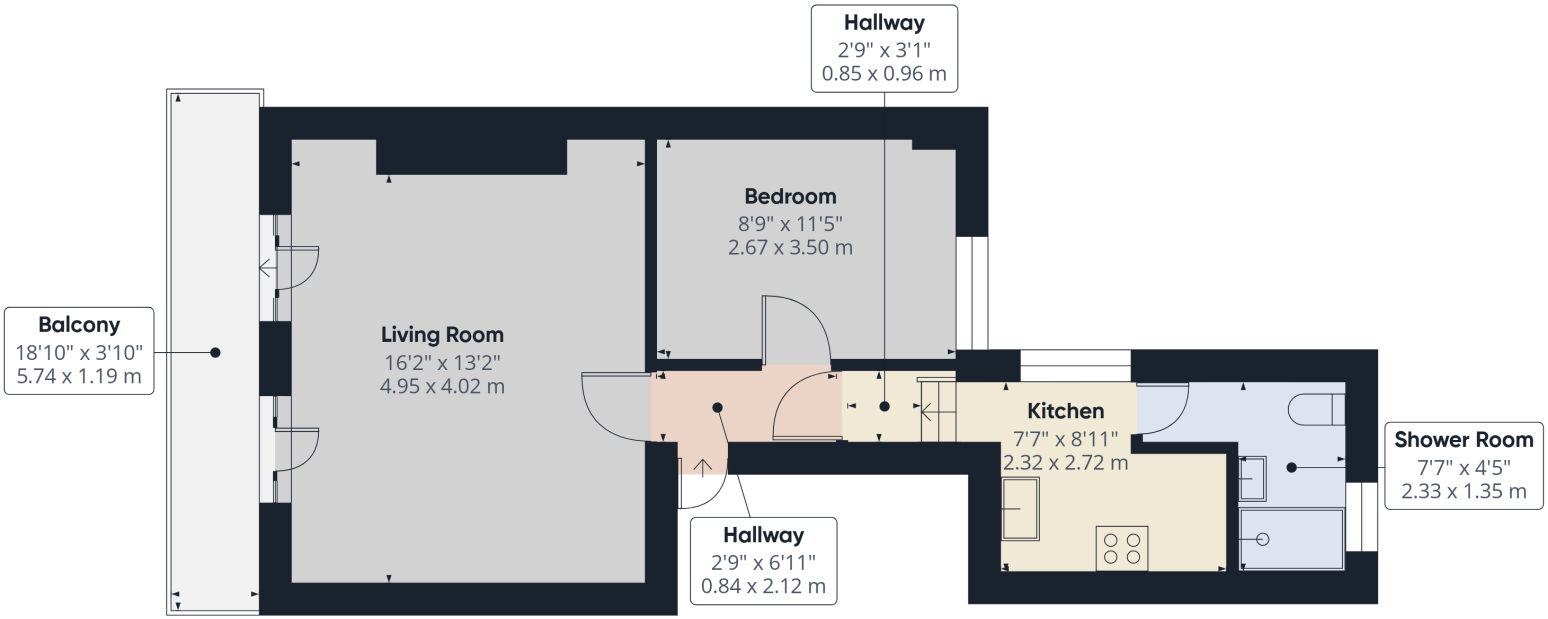




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area(1)

460 ft²

42.8 m²

Balconies and terraces

73 ft²

6.8 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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