





Terence Painter
ESTATE AGENTS

- Two Bedroom Retirement Apartment
- No forward Chain
- Fitted Kitchen
- Lift & Stairs to All Floors
- 15'4" Double Aspect Living Room
- Modern Shower Room
- Communal Lounge and Gardens
- Located close to Shops, Beach, Transport Links & Cliff Top Walks
- Second Floor Apartment

Poldark Court, 17 Victoria Parade, Ramsgate, Kent. CT118DA.

Leasehold £130,000

Enjoy a more relaxed pace of life at Poldark Court with this well-presented two-bedroom retirement flat, offering comfortable accommodation, practical features and a pleasant side-on sea glimpse. Ideally suited to those looking to downsize while retaining plenty of living space, the property provides a welcoming home in a desirable coastal setting.

Key features include two bedrooms, a 15'4" double-aspect living room, a fitted kitchen and a modern fitted shower room. Residents also benefit from lift and stair access to all floors, well-maintained communal gardens, a communal car park and a residents' lounge, providing additional convenience and opportunities to socialise.

The property is ideally positioned within easy reach of local shops, sandy beaches, scenic clifftop walks and excellent transport links, with a variety of cafés and restaurants nearby. Offering well-maintained accommodation in a sought-after retirement development, this is an excellent opportunity to enjoy comfortable coastal living.

Early viewing is highly recommended. Contact Terence Painter Estate Agents today on 01843 866 866 to arrange your viewing.

Communal Entrance

Communal Entrance

There is a secure door to the communal entrance hall with stairs and lift to all floors.

The Apartment

Apartment Entrance

There is a secure entrance door to the entrance hall.

Entrance Hall

4.51m x 1.14m (14' 10" x 3' 9") There is a large walk in cupboard housing the hot water cylinder, carpet flooring and doors leading off to the living room, shower room and bedrooms.

Living Room

4.63m x 3.13m (15' 2" x 10' 3") This double aspect room features a double glazed window to the rear of the property and double glazed windows to the side which offers a sea glimpse. There is an open archway to the kitchen, media points and carpet flooring.

Kitchen

3.11m x 2.11m (10' 2" x 6' 11") There is a double glazed window to the rear of the property, fitted wall, base and drawer units with space and plumbing for a fridge/freezer and an electric cooker with an extractor hood over. There's a sink unit inset to roll top worksurfaces, localised wall tiling and vinyl flooring.

Bedroom One

3.58m x 2.63m (11' 9" x 8' 8") There is a double glazed window to the side and carpet flooring.

Bedroom Two

3.57m x 1.76m (11' 9" x 5' 9") There is a double glazed window to the side and carpet flooring.

Shower room

2.18m x 1.59m (7' 2" x 5' 3") This modern fitted shower room comprises a large fully tiled shower cubicle, low level w.c, pedestal wash hand basin and vinyl flooring.

Communal Facilities

Poldark Court benefits from a large communal lounge area and laundry room, well maintained communal gardens and residents car park which works on a first come first served basis.

Agents Note

-We have been advised by our vendors that the annual service charge is £3159.76.

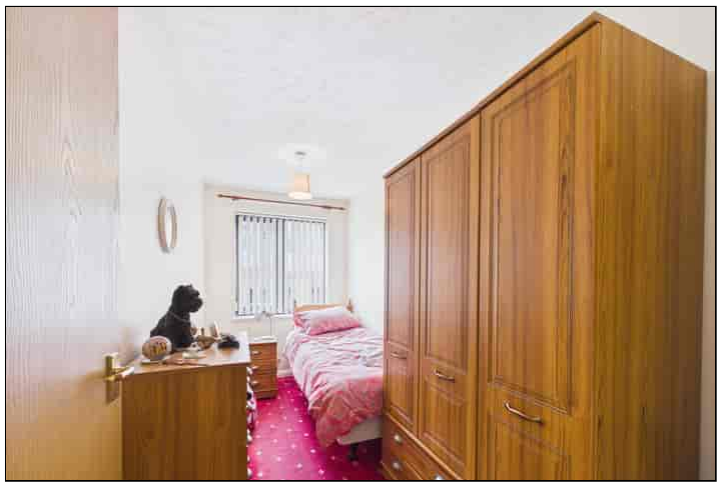
-The council Tax Band is B.

-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.

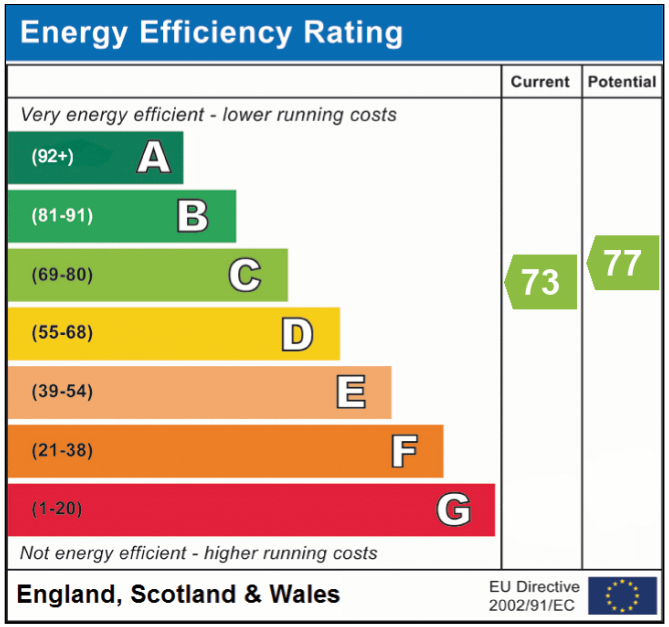


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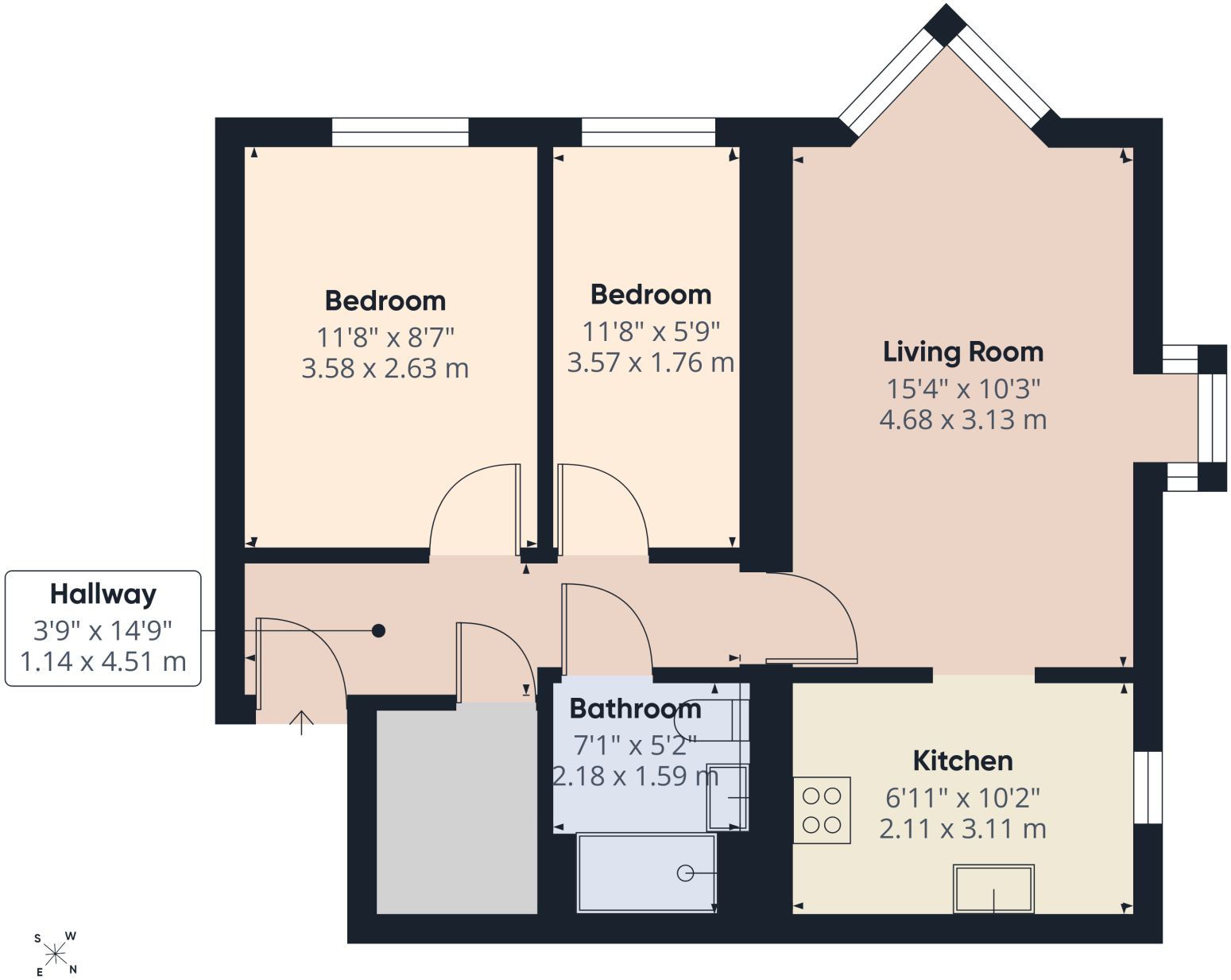




Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area(1)

537 ft²

49.8 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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