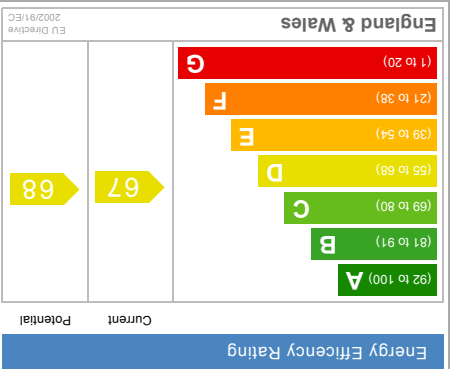
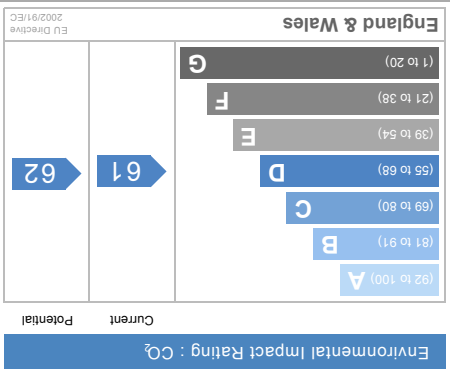




Important Notice: We have prepared these part (EPCs) as a general guide to give a broad description of the property. All descriptions, dimensions, references to conditions, photographs, videos, maps and floor plans and necessary permission to use and occupation, and other details including length of lease, ground rent and home information pack including energy assessment are given in good faith and are believed to be correct. Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Cooke and Co has any authority to make or give any representations or warranty whatsoever in relation to this property. We have not carried out a structural survey and all the appliances, radiators and power points mentioned within these details are untested and must be checked by a qualified engineer or surveyor and details checked by your solicitor as we can only take the vendors word on these matters. We have not carried out a structural survey.



To view this property, please contact our Ramsgate Team on 01843 851322

New Instruction



Paragon, Ramsgate.
£179,995 (Leasehold)











COOKE & CO
01843 851322

Flat C 6 Paragon, Ramsgate, Kent, CT11 9JX

1 1 1

A superb balcony flat situated on the west cliff off Ramsgate. Having outstanding views over Ramsgate Royal harbour, Sandwich bay, and on a clear day the French coastline. From the front door is the well presented communal area with stairs leading to the flat. The flat has an inner hallway that opens to the sitting room with casement doors and access to the balcony, a double bedroom with built in storage, well planned kitchen with integrated cooker and hob plus the family bathroom. In our opinion the flat is tastefully decorated and offers gas central heating as well as the possibility of making a great holiday or weekend home. The property is currently tenanted by a tenant that would love to stay, but is equally understanding that he may be required to vacate. Call Cooke and Co to book your accompanied viewing.



-  Balcony Flat
-  Council Tax Band B
-  First Floor
-  Fitted Kitchen
-  Gas Central Heating
-  Fantastic Views
-  Perfect Holiday Home
-  One Bedroom
-  Tasteful Decoration
-  Chain Free

Communal Entrance

Steps up to entrance door, intercom to flat C, stairs to first floor and door to:-

Entrance Hallway

Wall mounted entry phone system, radiator, smoke detector, doors to:-

Sitting Room

17'4 x 13'1 (5.28m x 3.99m)

Two sets of French doors that open onto the balcony, TV point, radiator, meter cupboard, telephone point, direct sea/ harbour/ bay view.

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Maximum measurements to include a range of fitted base units, space for under counter fridge and freezer, roll edge work surface inset with a stainless steel sink and mixer tap and a four burner gas hob, double glazed sash window to the side, range of fitted matching cupboards over, integral filter hood, inset halogen lighting, door to:-

Bedroom

11'5 x 8'6 (3.48m x 2.59m)

Double glazed window to the rear, boiler cupboard, radiator.

Bathroom

Suite comprising of low level WC, pedestal wash hand basin and a panel bath, ceramic tile splash backs, heated towel rail, double glazed sash window, heated towel rail.

Lease details

We understand from our Vendor there will be a 125 year lease and a ground rent of £250 per annum.

