



PLOT 8 18 SOUTHALL CLOSE
MINSTER, RAMSGATE

£520,000

- Brand New Development
- 12 Detached Homes
- 3 & 4 Bedrooms
- Private Gardens
- Double Garage & Drive
- Integrated Appliances
- 10 Year Warranty
- Village Location
- Close to Amenities
- Ready for Occupation Now!

ABOUT

*** OVER 50% RESERVED ***
Help to Buy Scheme Available Now

*** ONLY 4-BED WITH DOUBLE GARAGE REMAINING ***
Ready for Occupation!

Southall Close is situated in the desirable pretty village of Minster and consists of only twelve, luxurious three & four bedroom detached homes which are privately set back within their own cul de sac. Some of the plots have far reaching views to the sea and beyond.

These fabulous brand new houses are being developed by a well respected builder and offer modern contemporary living with various layouts to suit individuals preferences. Each property will be finished to a high quality, including integrated kitchen appliances, a downstairs cloakroom, an en suite to the master bedroom, a garage and drive.

LOCATION

Minster is a desirable growing village with a population of approximately three thousand people. Situated to the west of Ramsgate and to the north east of Canterbury, it is very popular with families with excellent schools available along with village atmosphere and lifestyle. The small town is renowned for its fantastic community feel so you can guarantee a warm welcome from the local residents and staff when you head down to one of the pubs for live music of a weekend. With its vibrant centre that can provide for all the resident's everyday requirements, there are two popular pubs for live music at the weekend, an award-winning restaurant, The Corner House, a micro pub, doctors surgery, veterinary clinic, hardware store, supermarket, fish & chips, and Minster Tandoori. The railway station, which links to Ramsgate, Canterbury West and St Pancras is towards the bottom of the village and there are excellent road links to the A299 and M2 plus plenty of countryside for lovers of the "Great Outdoors". The village has plenty of history as well as some beautiful ancient properties including the Abbey and St Mary The Virgin Norman church. There really is something for everyone here.



Backed by
HM Government



miles&barr
LAND & NEW HOMES
Innovation House, Ramsgate Road
Ramsgate, Kent CT13 9FF
t. 01304 273340
e. landandnewhomes@milesandbarr.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not energy efficient - higher running costs			
(1-54)			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not environmentally friendly - higher CO ₂ emissions			
(1-54)			
England & Wales		EU Directive 2002/91/EC	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:
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